

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** Wedgewood/Bryant / Area 45

**Previous Physical Inspection:** 2002

### Sales - Improved Summary:

Number of Sales: 686

Range of Sale Dates: 1/2002 - 12/2003

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$174,900	\$152,400	\$327,300	\$357,900	91.5%	10.51%
<b>2004 Value</b>	\$188,700	\$165,600	\$354,300	\$357,900	99.0%	10.20%
<b>Change</b>	+\$13,800	+\$13,200	+\$27,000		+7.5%	-0.31%
<b>% Change</b>	+7.9%	+8.7%	+8.2%		+8.2%	-2.95%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.31% and -2.95% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2003 Value</b>	\$176,300	\$149,300	\$325,600
<b>2004 Value</b>	\$190,200	\$162,800	\$353,000
<b>Percent Change</b>	+7.9%	+9.0%	+8.4%

Number of one to three unit residences in the Population: 6400

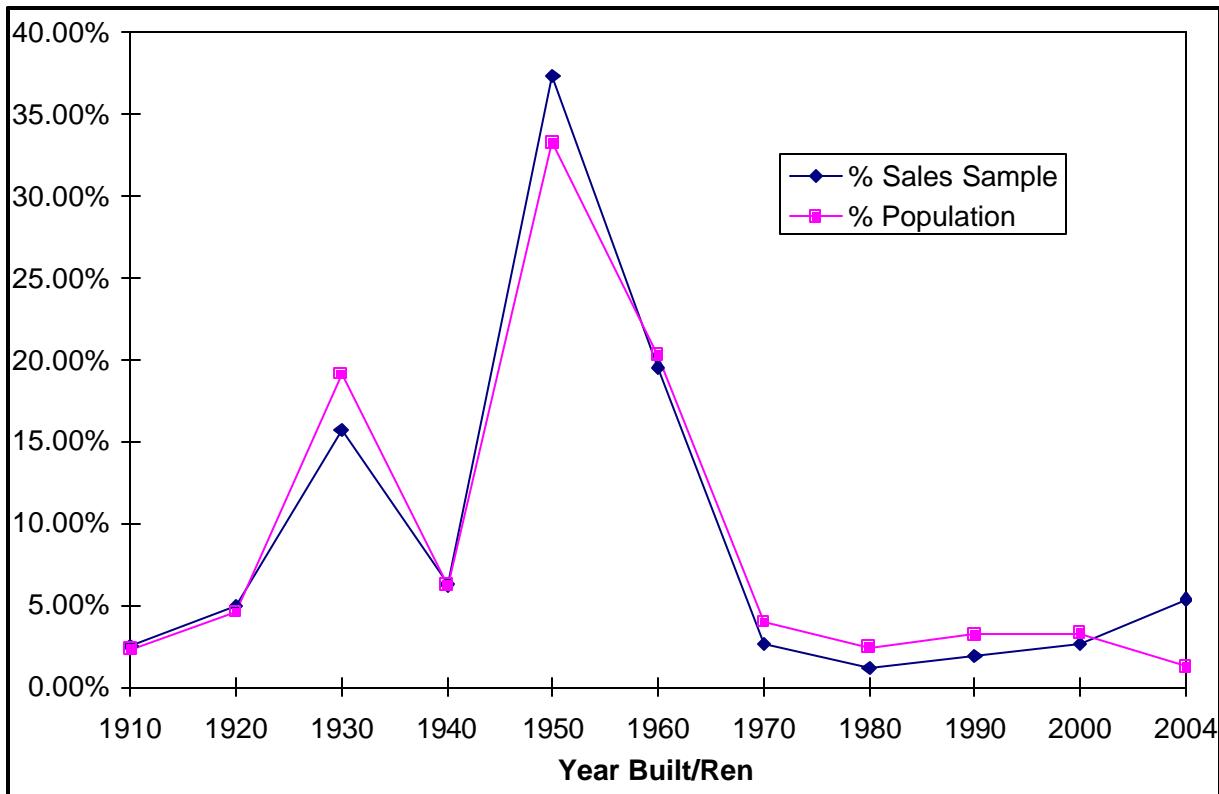
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built or renovated before 1940, grade 6 houses built after 1939, and properties with views had a lower assessment ratio (assessed value/ sale price) than other properties and needed a greater upward adjustment than other properties.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	17	2.48%	1910	149	2.33%
1920	34	4.96%	1920	295	4.61%
1930	108	15.74%	1930	1224	19.13%
1940	43	6.27%	1940	399	6.23%
1950	256	37.32%	1950	2128	33.25%
1960	134	19.53%	1960	1298	20.28%
1970	18	2.62%	1970	254	3.97%
1980	8	1.17%	1980	156	2.44%
1990	13	1.90%	1990	205	3.20%
2000	18	2.62%	2000	211	3.30%
2004	37	5.39%	2004	81	1.27%
	686			6400	

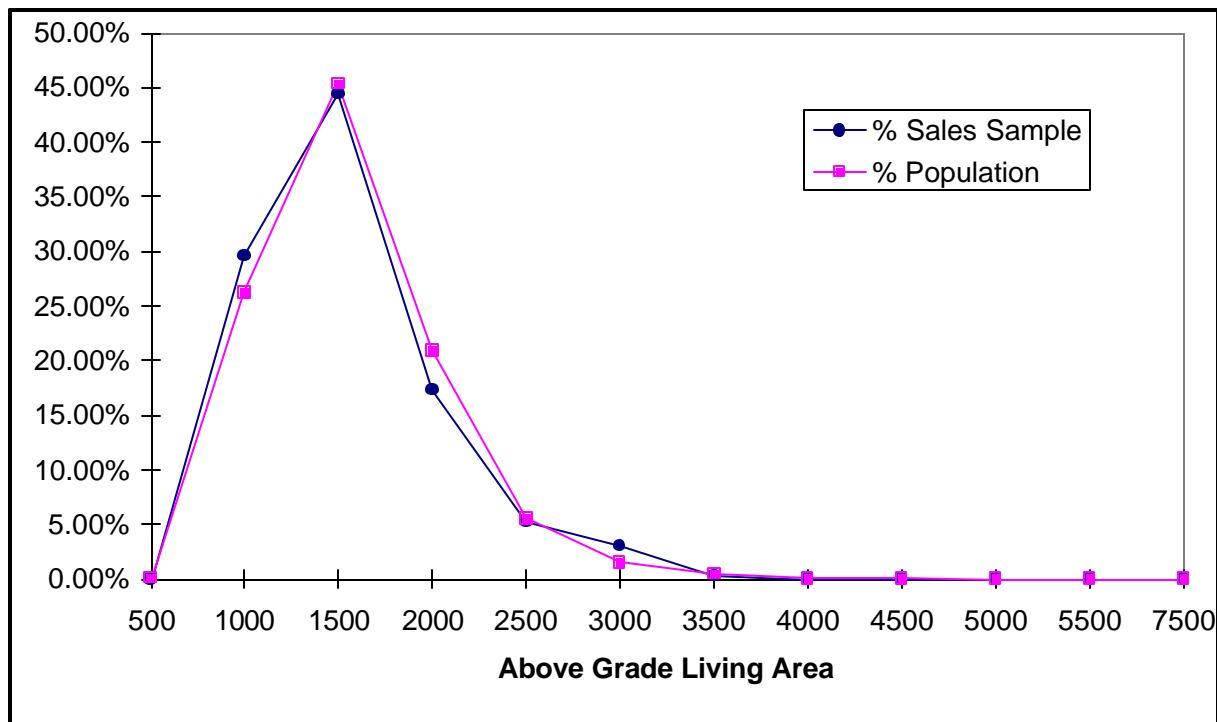


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	203	29.59%
1500	305	44.46%
2000	119	17.35%
2500	36	5.25%
3000	21	3.06%
3500	2	0.29%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	686	

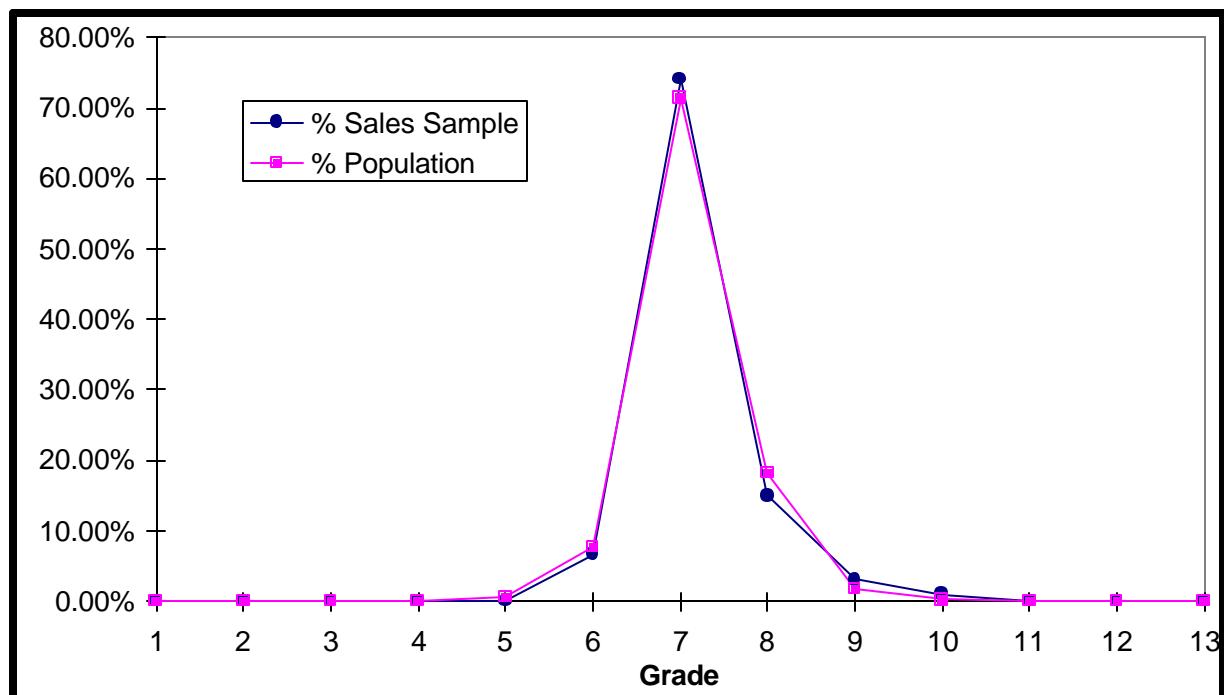
<b>Population</b>		
AGLA	Frequency	% Population
500	3	0.05%
1000	1678	26.22%
1500	2901	45.33%
2000	1340	20.94%
2500	353	5.52%
3000	94	1.47%
3500	28	0.44%
4000	2	0.03%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6400	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

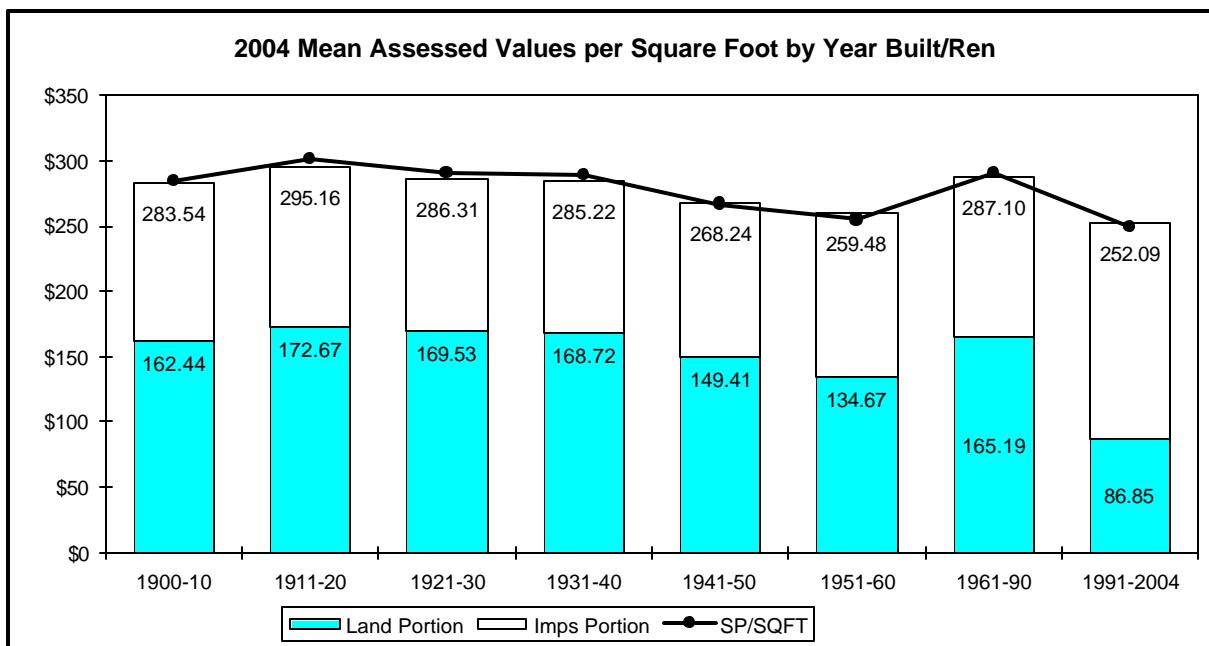
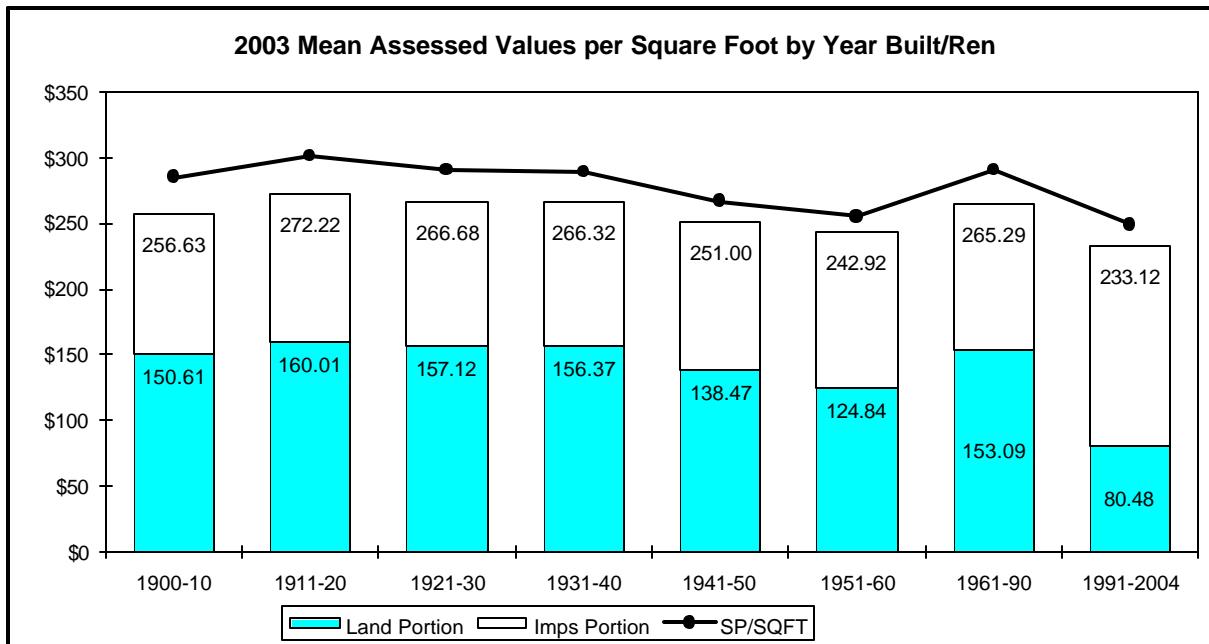
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	36	0.56%
6	46	6.71%	6	498	7.78%
7	509	74.20%	7	4569	71.39%
8	103	15.01%	8	1169	18.27%
9	21	3.06%	9	113	1.77%
10	7	1.02%	10	13	0.20%
11	0	0.00%	11	2	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		686			6400



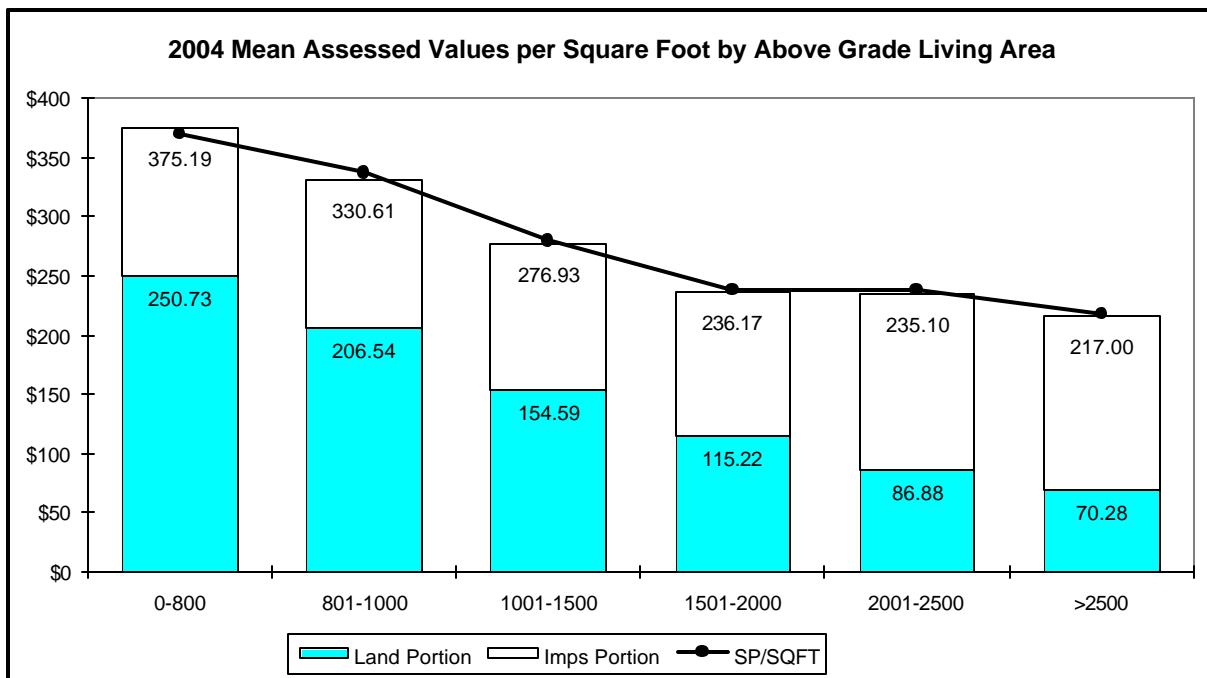
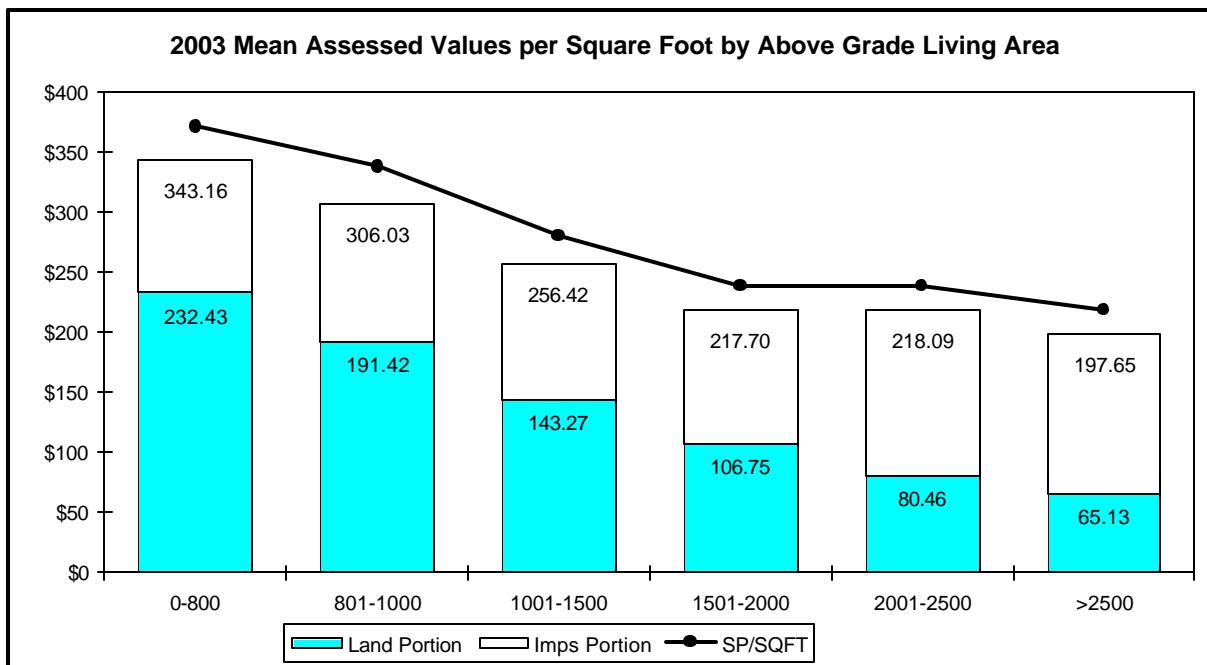
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated***



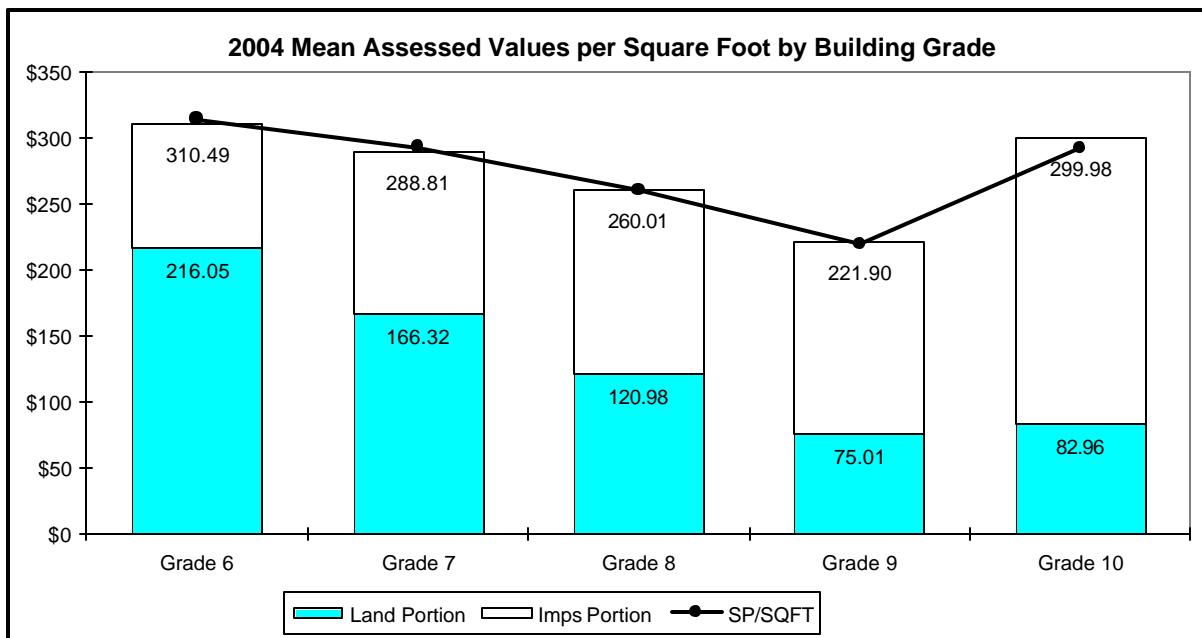
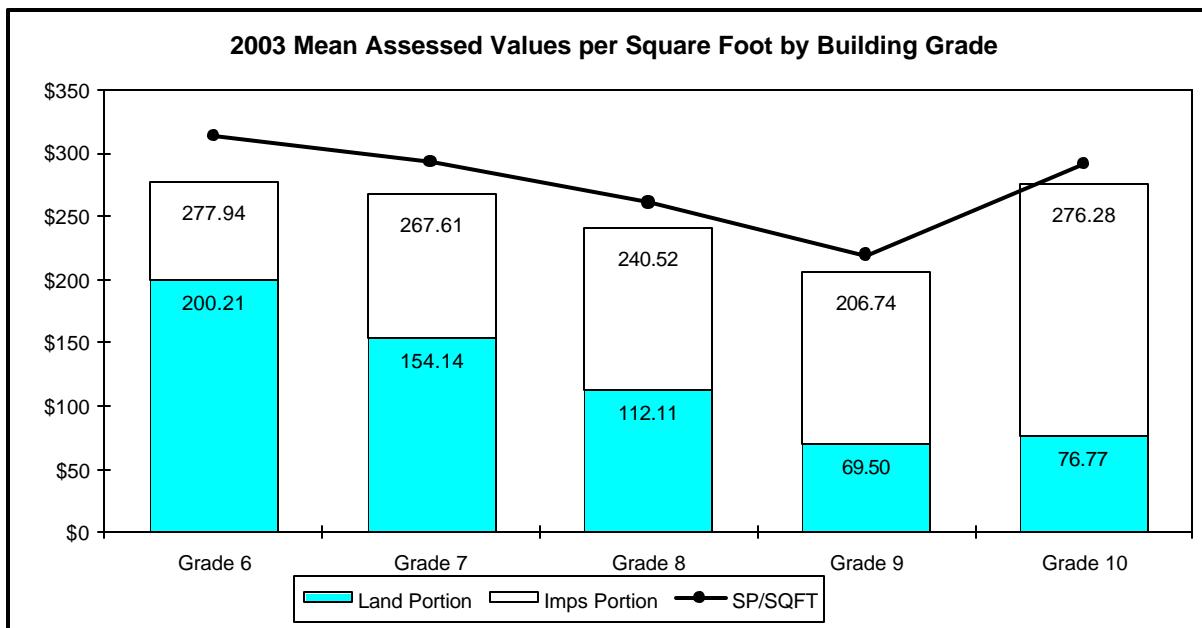
These charts clearly show an improvement in assessment level and uniformity by Year Built / Renovate as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

**2004 Land Value = 2003 Land Value x 1.082, with the result rounded down to the next \$1,000.**

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 686 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built or renovated before 1940, grade 6 houses built after 1939, and properties with views had a lower assessment ratio (assessed value/ sale price) than other properties and needed a greater upward adjustment than other properties.

The derived adjustment formula is:

$$\text{2004 Total Value} = \text{2003 Total Value} / (0.9366638) + (-.0329334 \text{ for house built or Renovated before 1940 and having no view}) + (-0.06528968 \text{ for Grade 6 houses built after 1939 and having no view}) + (-0.1113288 \text{ for house with Views})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2004 Improvements Value} = \text{2004 Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \* If multiple houses exist on a parcel, the % change as indicated by the sales sample is used to arrive at a new total value. (Previous total value \* 1.082 – New land value = Accessory improvement value).
  - \* If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \* If “accessory improvements only”, the % change as indicated by the sales sample is used to arrive at a new total value. (Previous total value \* 1.082 – New land value = Accessory improvement value).
  - \* If vacant parcels (no improvement value) only the land adjustment applies.
  - \* If land or improvement values are \$10,000 or less, there is no change from previous value.  
(Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \* If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \* If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \* If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* If residential properties exist on commercially zoned land, there is no change from previous value.  
(2004 total value = 2003 total value)

### ***Mobile Home Update***

There are no mobile homes in this area.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 45 Annual Update Model Adjustments

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

6.76%

<b>Year Built or Renovated &lt; 1940, No View</b>	<b>Yes</b>
% Adjustment	3.89%
<b>Grade 6, Year Built or Renovated &gt; 1939, No View</b>	<b>Yes</b>
% Adjustment	8.00%
<b>Has View</b>	<b>Yes</b>
% Adjustment	14.40%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improved parcel with a view would *approximately* receive a 21.16% upward adjustment (6.76% +14.4%). There are 206 parcels in the population with this characteristic of which 19 have sold.

For instance, a parcel with a grade 6 house built after 1939 and having no view would approximately receive a 14.76% upward adjustment (6.76% +8.0%). There are 188 parcels in the population with this characteristic of which 15 have sold.

For instance, a house built before 1940 and having no view would approximately receive a 10.65% upward adjustment (6.76% +3.89%). There are 1859 parcels in the population with this characteristic of which 183 have sold.

64.8% of the population of single family parcels in the area are adjusted by the overall alone.

## Area 45 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .99.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	46	0.877	0.980	11.7%	0.946	1.013
7	509	0.913	0.987	8.0%	0.978	0.995
8	103	0.917	0.995	8.5%	0.975	1.015
>=9	28	0.943	1.016	7.7%	0.982	1.049
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1910	17	0.899	0.993	10.5%	0.937	1.049
1911-1920	34	0.901	1.001	11.1%	0.966	1.036
1921-1930	108	0.888	0.986	10.9%	0.966	1.005
1931-1940	43	0.898	0.984	9.6%	0.951	1.017
1941-1950	256	0.913	0.978	7.2%	0.966	0.991
1951-1960	134	0.933	0.998	6.9%	0.980	1.015
1991-2000	18	0.901	0.977	8.4%	0.913	1.040
1961-1990	39	0.943	1.006	6.8%	0.974	1.039
>2000	37	0.936	1.014	8.4%	0.994	1.034
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	480	0.913	0.986	8.0%	0.977	0.995
Good	169	0.918	0.999	8.8%	0.985	1.014
Very Good	37	0.912	0.996	9.2%	0.955	1.036
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	440	0.917	0.988	7.7%	0.978	0.997
1.5	162	0.903	0.986	9.1%	0.970	1.001
>=2	84	0.920	1.002	8.9%	0.980	1.024
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	38	0.929	1.014	9.2%	0.979	1.049
0801-1000	165	0.907	0.980	8.0%	0.965	0.995
1001-1500	305	0.917	0.990	8.0%	0.979	1.001
1501-2000	119	0.915	0.993	8.5%	0.973	1.013
2001-2500	36	0.916	0.987	7.8%	0.957	1.017
>2500	23	0.906	0.995	9.9%	0.952	1.038

## Area 45 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .99.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

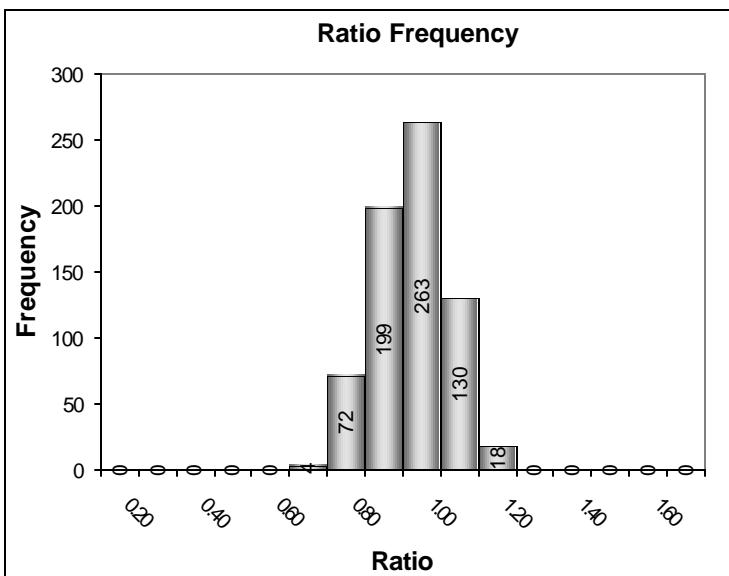
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	667	0.918	0.990	7.8%	0.982	0.997
Yes	19	0.818	0.990	21.1%	0.939	1.041
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	686	0.914	0.990	8.3%	0.982	0.997
Yes	0	0	0	0	0	0
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	128	0.902	0.991	9.8%	0.972	1.010
3	150	0.921	1.000	8.5%	0.983	1.016
6	408	0.916	0.985	7.6%	0.976	0.995
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	10	0.922	1.008	9.4%	0.949	1.068
3000-3999	87	0.908	0.990	9.1%	0.968	1.012
4000-4999	134	0.899	0.987	9.7%	0.970	1.004
5000-5999	185	0.928	0.997	7.5%	0.982	1.012
6000-6999	168	0.914	0.979	7.2%	0.964	0.995
7000-9999	82	0.929	1.002	7.9%	0.979	1.025
>=10000	20	0.871	0.966	10.9%	0.915	1.017
Year Built or Renovated <1940, No View	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	503	0.922	0.991	7.5%	0.982	0.999
Yes	183	0.894	0.987	10.5%	0.972	1.003
Grade 6, Year Built or Renovated >1939, No View	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	671	0.915	0.990	8.2%	0.982	0.997
Yes	15	0.867	0.992	14.5%	0.939	1.046

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> NW / Team 3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/14/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>Wedgwood / Bryant</b>	<b>Appr ID:</b> JSAN	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	686		
<b>Mean Assessed Value</b>	327,300		
<b>Mean Sales Price</b>	357,900		
<b>Standard Deviation AV</b>	78,229		
<b>Standard Deviation SP</b>	92,609		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.923		
<b>Median Ratio</b>	0.925		
<b>Weighted Mean Ratio</b>	0.915		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.666		
<b>Highest ratio:</b>	1.172		
<b>Coefficient of Dispersion</b>	8.53%		
<b>Standard Deviation</b>	0.097		
<b>Coefficient of Variation</b>	10.51%		
<b>Price Related Differential (PRD)</b>	1.010		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.917		
<i>Upper limit</i>	0.935		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.916		
<i>Upper limit</i>	0.931		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6400		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.097		
<b>Recommended minimum:</b>	15		
<b>Actual sample size:</b>	686		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	338		
# ratios above mean:	348		
<i>Z:</i>	0.382		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



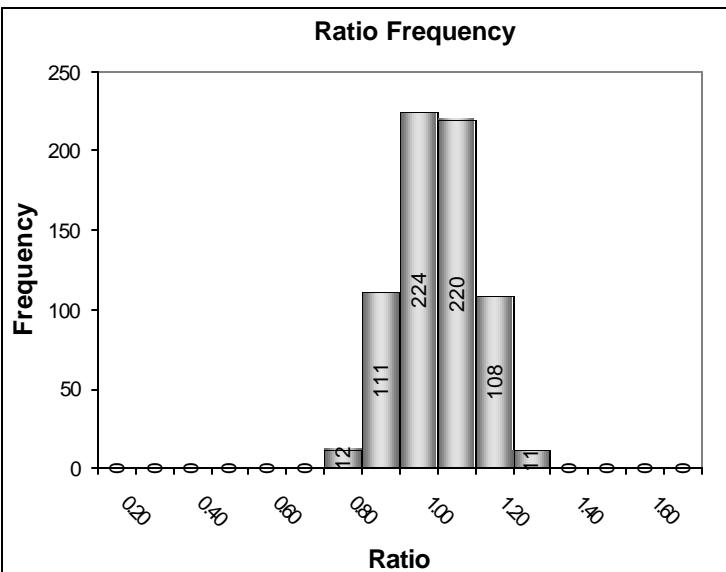
### COMMENTS:

1 to 3 Unit Residences throughout area 45

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> NW / Team 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/14/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Wedgwood / Bryant	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	686		
<b>Mean Assessed Value</b>	354,300		
<b>Mean Sales Price</b>	357,900		
<b>Standard Deviation AV</b>	86,526		
<b>Standard Deviation SP</b>	92,609		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	1.000		
<b>Weighted Mean Ratio</b>	0.990		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.710		
<b>Highest ratio:</b>	1.251		
<b>Coefficient of Dispersion</b>	8.26%		
<b>Standard Deviation</b>	0.102		
<b>Coefficient of Variation</b>	10.20%		
<b>Price Related Differential (PRD)</b>	1.009		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.987		
<i>Upper limit</i>	1.010		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.006		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6400		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.102		
<b>Recommended minimum:</b>	17		
<b>Actual sample size:</b>	686		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	341		
# ratios above mean:	345		
<i>Z:</i>	0.153		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 45

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	186890	2770	3/25/02	\$ 244,000	670	380	6	1920	5	2500	N	N	6233 31ST AV NE
2	919120	1660	4/16/03	\$ 235,000	690	0	6	1917	5	3500	N	N	5121 26TH AV NE
2	186990	0090	2/13/03	\$ 243,000	720	0	6	1948	4	2900	N	N	6241 35TH AV NE
2	092504	9313	6/13/02	\$ 221,000	770	0	6	1950	3	4928	N	N	5214 29TH AV NE
2	092504	9217	4/29/02	\$ 249,000	800	0	6	1919	3	4000	N	N	6015 26TH AV NE
2	243620	0215	10/31/03	\$ 289,850	850	0	6	1919	3	3700	N	N	4769 34TH AV NE
2	186890	0405	5/6/03	\$ 320,000	860	0	6	1910	3	3750	N	N	6043 30TH AV NE
2	186890	1410	7/17/02	\$ 284,990	880	80	6	1926	3	3400	N	N	6046 26TH AV NE
2	092504	9376	6/19/03	\$ 289,900	900	0	6	1950	4	4480	N	N	2722 NE BLAKELEY ST
2	186890	0165	10/13/03	\$ 373,500	960	300	6	1922	4	3750	N	N	6048 31ST AV NE
2	243620	0585	8/5/03	\$ 295,000	1010	0	6	1924	4	3600	N	N	3050 NE BLAKELY ST
2	186890	3560	7/23/03	\$ 315,511	1010	0	6	1918	3	5000	N	N	6227 34TH AV NE
2	919120	1481	7/22/02	\$ 260,000	1060	0	6	1904	5	4500	N	N	5519 26TH AV NE
2	186890	2920	1/28/02	\$ 285,000	1075	180	6	1907	4	3750	N	N	6222 30TH AV NE
2	186890	0655	2/5/03	\$ 352,000	1220	0	6	1910	4	3000	N	N	6011 29TH AV NE
2	919120	1250	9/23/03	\$ 340,000	1400	0	6	1914	3	3750	N	N	5519 27TH AV NE
2	092504	9026	10/31/03	\$ 439,000	1590	0	6	1901	5	4945	N	N	5730 27TH AV NE
2	187040	0835	10/29/03	\$ 280,000	640	0	7	1918	3	3000	N	N	3206 NE 60TH ST
2	182480	0170	5/9/02	\$ 299,000	670	490	7	1908	5	5000	N	N	6032 25TH AV NE
2	882790	0035	12/12/03	\$ 285,000	720	300	7	1943	3	4440	N	N	5735 35TH AV NE
2	243620	0175	12/1/03	\$ 305,000	770	0	7	1941	4	4000	N	N	4756 34TH AV NE
2	919120	1880	6/25/03	\$ 269,000	810	0	7	1948	3	5000	N	N	5301 27TH AV NE
2	092504	9369	5/27/03	\$ 390,000	820	0	7	1947	4	5500	N	N	5211 29TH AV NE
2	092504	9369	10/2/02	\$ 265,000	820	0	7	1947	4	5500	N	N	5211 29TH AV NE
2	186890	1120	5/6/03	\$ 427,700	840	840	7	1926	4	3300	N	N	6040 27TH AV NE
2	919120	1740	8/20/03	\$ 350,000	840	300	7	1950	3	3700	N	N	5136 26TH AV NE
2	919120	1395	10/3/03	\$ 257,500	860	0	7	1926	4	3300	N	N	5522 25TH AV NE
2	243620	0410	4/3/03	\$ 332,000	870	150	7	1946	3	4000	N	N	4806 UNIVERSITY VIEW PL NE
2	882790	0935	11/19/03	\$ 349,500	880	0	7	1920	4	4480	N	N	5540 30TH AV NE
2	677820	0040	6/4/03	\$ 318,000	880	130	7	1926	4	3192	N	N	2815 NE 60TH ST
2	182480	0135	7/16/02	\$ 339,000	890	730	7	1926	5	3300	N	N	6037 26TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	919120	0445	9/4/03	\$ 287,500	900	400	7	1925	3	3750	N	N	5714 25TH AV NE
2	186890	2165	12/4/02	\$ 319,900	920	240	7	1926	3	3125	N	N	6241 29TH AV NE
2	773110	0020	8/15/03	\$ 340,000	930	0	7	1919	4	4320	N	N	5718 29TH AV NE
2	919120	1855	12/10/02	\$ 296,500	930	0	7	1910	4	3500	N	N	5123 27TH AV NE
2	809110	0245	9/11/02	\$ 379,000	940	800	7	1914	5	4200	N	N	2910 NE 53RD ST
2	919120	0435	10/10/03	\$ 278,000	950	500	7	1925	4	3750	N	N	5718 25TH AV NE
2	186890	1245	1/29/03	\$ 300,000	960	0	7	1926	4	3000	N	N	6007 27TH AV NE
2	342360	0030	2/19/02	\$ 257,500	990	0	7	1925	3	3220	N	N	6248 25TH AV NE
2	919120	0625	5/8/03	\$ 306,250	990	160	7	1924	3	5500	N	N	5765 26TH AV NE
2	243620	0195	3/20/02	\$ 344,000	1000	900	7	1964	3	4000	N	N	4772 34TH AV NE
2	186890	1330	1/8/02	\$ 314,950	1040	0	7	1928	3	3700	N	N	6039 27TH AV NE
2	092504	9242	11/13/02	\$ 350,950	1050	300	7	1937	3	5417	N	N	5754 28TH AV NE
2	186890	0265	6/27/02	\$ 375,000	1060	0	7	1924	4	3500	N	N	6008 31ST AV NE
2	882790	0550	1/9/03	\$ 356,000	1070	150	7	1923	4	4480	N	N	5736 30TH AV NE
2	882790	1395	10/15/03	\$ 314,900	1080	0	7	1940	3	4480	N	N	5508 34TH AV NE
2	186890	0775	1/14/03	\$ 325,000	1080	720	7	1942	3	5000	N	N	2803 NE 62ND ST
2	186890	0035	12/6/02	\$ 355,000	1090	600	7	1926	3	4800	N	N	6011 32ND AV NE
2	186890	3130	2/5/03	\$ 320,000	1090	0	7	1922	3	5000	N	N	6248 31ST AV NE
2	919120	1900	6/4/03	\$ 343,000	1110	670	7	1920	3	3500	N	N	5315 27TH AV NE
2	186890	1620	3/15/02	\$ 340,000	1110	60	7	1937	5	5000	N	N	6235 27TH AV NE
2	717120	0435	6/20/02	\$ 382,000	1120	1100	7	1910	4	5000	N	N	5526 28TH AV NE
2	919120	1926	3/28/02	\$ 292,500	1140	0	7	1921	3	4000	N	N	5323 27TH AV NE
2	182480	0140	11/6/03	\$ 334,000	1150	0	7	1926	3	3400	N	N	6035 26TH AV NE
2	882790	0750	4/28/03	\$ 313,000	1150	140	7	1927	3	6102	N	N	5519 30TH AV NE
2	186890	2305	6/23/03	\$ 372,000	1160	0	7	1925	3	3750	N	N	6234 28TH AV NE
2	186940	0185	10/10/03	\$ 390,000	1170	260	7	1937	3	5000	N	N	6036 30TH AV NE
2	882790	0145	10/20/03	\$ 345,000	1180	170	7	1924	3	4480	N	N	5744 34TH AV NE
2	092504	9189	8/20/03	\$ 320,000	1180	810	7	1916	3	4000	N	N	6019 26TH AV NE
2	919120	1790	10/10/02	\$ 350,000	1190	0	7	1908	4	2500	N	N	5114 26TH AV NE
2	882790	0175	3/27/03	\$ 465,000	1200	0	7	1926	5	3540	N	N	5756 34TH AV NE
2	773110	0030	6/2/03	\$ 356,006	1200	650	7	1908	3	5400	N	N	5710 29TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	919120	1720	12/26/03	\$ 314,000	1250	0	7	1925	3	3700	N	N	5146 26TH AV NE
2	186890	0725	3/20/02	\$ 371,600	1260	0	7	1913	4	5000	N	N	6039 29TH AV NE
2	243620	0261	4/15/03	\$ 315,000	1280	0	7	1937	4	4000	N	N	4733 34TH AV NE
2	186890	2620	7/28/03	\$ 565,000	1290	1290	7	2000	3	3600	N	N	6230 29TH AV NE
2	186890	0225	7/22/03	\$ 310,000	1290	500	7	1962	3	5000	N	N	6028 31ST AV NE
2	882790	0970	12/11/02	\$ 359,950	1300	0	7	1909	4	4480	N	N	5549 33RD AV NE
2	919120	1895	10/10/03	\$ 425,000	1310	360	7	2003	3	2500	N	N	5311 27TH AV NE
2	186940	0005	11/18/03	\$ 439,000	1320	290	7	1951	3	5000	N	N	3010 NE 60TH ST
2	186890	1150	10/27/03	\$ 468,000	1350	380	7	1925	3	4000	N	N	6028 27TH AV NE
2	243620	0265	9/5/03	\$ 470,500	1360	720	7	1937	5	4000	N	N	4731 34TH AV NE
2	919120	0365	6/12/02	\$ 289,000	1360	0	7	1919	3	4000	N	N	5748 25TH AV NE
2	809110	0215	5/30/03	\$ 375,000	1380	0	7	1909	3	4000	N	N	2817 NE 54TH ST
2	186890	0565	7/9/03	\$ 414,000	1390	0	7	1925	5	3000	N	N	6016 29TH AV NE
2	186890	1790	8/7/03	\$ 379,000	1390	0	7	1925	4	3300	N	N	6218 26TH AV NE
2	919120	0990	3/11/03	\$ 405,000	1410	0	7	1925	3	4000	N	N	5757 27TH AV NE
2	186890	1780	4/16/03	\$ 441,000	1440	0	7	1925	4	3500	N	N	6220 26TH AV NE
2	342360	0015	3/4/02	\$ 274,900	1440	120	7	1925	3	3680	N	N	6258 25TH AV NE
2	919120	0770	5/8/03	\$ 432,000	1470	250	7	1926	4	3750	N	N	5726 26TH AV NE
2	092504	9295	9/12/03	\$ 331,000	1480	0	7	1924	3	4400	N	N	2910 NE 52ND ST
2	243620	0335	8/1/03	\$ 505,000	1510	0	7	1991	3	4000	N	N	4822 33RD AV NE
2	882790	0810	9/9/03	\$ 424,000	1520	0	7	1913	3	4480	N	N	5549 31ST AV NE
2	882790	1400	1/11/02	\$ 385,550	1530	500	7	1911	3	4480	N	N	5514 34TH AV NE
2	186890	3080	5/22/03	\$ 400,000	1550	300	7	1928	3	3750	N	N	6251 32ND AV NE
2	882790	0890	12/3/02	\$ 359,000	1550	700	7	1952	3	4480	N	N	3002 NE 55TH ST
2	882790	0720	8/12/02	\$ 390,000	1560	400	7	1920	4	4560	N	N	5539 30TH AV NE
2	186890	1810	1/3/03	\$ 447,500	1630	830	7	2001	3	3000	N	N	2608 NE 62ND ST
2	187040	0785	5/21/03	\$ 425,000	1640	0	7	1913	3	4750	N	N	6030 32ND AV NE
2	092504	9249	7/9/03	\$ 430,000	1640	1000	7	1924	4	4400	N	N	5114 29TH AV NE
2	186890	1755	7/23/03	\$ 465,000	1650	0	7	1925	5	3600	N	N	6228 26TH AV NE
2	919120	0860	10/16/02	\$ 375,000	1650	240	7	1911	3	3950	N	N	5709 27TH AV NE
2	186890	1200	12/31/02	\$ 377,500	1660	0	7	1922	5	5000	N	N	6010 27TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	186890	1025	2/13/02	\$ 430,000	1680	1320	7	1940	4	5000	N	N	6039 28TH AV NE
2	187040	0385	4/25/02	\$ 344,000	1690	0	7	1926	3	3990	N	N	6023 34TH AV NE
2	717120	0045	7/23/03	\$ 390,000	1700	0	7	1919	5	4320	N	N	5528 29TH AV NE
2	919120	0525	7/18/02	\$ 535,000	1730	0	7	1926	5	5000	N	N	5719 26TH AV NE
2	186890	2775	6/27/02	\$ 398,950	1730	0	7	2001	3	2500	N	N	6235 31ST AV NE
2	882790	0265	7/1/03	\$ 580,000	1760	390	7	1920	5	4480	N	N	5707 33RD AV NE
2	186890	1590	9/18/03	\$ 486,500	1760	600	7	1910	5	5000	N	N	6221 27TH AV NE
2	882790	1170	3/26/03	\$ 415,000	1780	0	7	1921	3	4480	N	N	5531 34TH AV NE
2	919120	0370	5/6/03	\$ 352,500	1790	0	7	2001	3	2500	N	N	5746 25TH AV NE
2	187040	0775	2/11/02	\$ 435,000	1840	490	7	1926	4	4750	N	N	6034 32ND AV NE
2	882790	0490	11/25/03	\$ 397,500	1900	100	7	1939	3	2960	N	N	3008 NE 57TH ST
2	092504	9238	4/23/03	\$ 320,000	1980	900	7	1910	3	4840	N	N	5102 27TH AV NE
2	882790	0830	3/8/02	\$ 448,000	2000	800	7	1914	4	4480	N	N	5535 31ST AV NE
2	186890	1525	4/22/02	\$ 440,000	2060	0	7	1925	4	3700	N	N	6006 26TH AV NE
2	187040	0705	10/17/02	\$ 570,000	2070	400	7	1929	5	3515	N	N	6057 33RD AV NE
2	717120	0305	3/27/02	\$ 420,000	2250	1460	7	1911	3	5000	N	N	5701 29TH AV NE
2	092504	9025	9/3/03	\$ 642,500	2680	840	7	1988	3	5320	N	N	5731 28TH AV NE
2	773110	0090	10/11/02	\$ 499,950	1330	0	8	1927	4	4533	N	N	5744 28TH AV NE
2	187040	0375	5/28/02	\$ 500,000	1550	560	8	1927	4	3895	N	N	6021 34TH AV NE
2	919120	0790	7/9/02	\$ 313,000	1610	0	8	1954	3	5000	N	N	5718 26TH AV NE
2	186890	0145	8/25/02	\$ 402,000	1620	0	8	1928	4	5000	N	N	6058 31ST AV NE
2	243620	0345	4/12/03	\$ 690,000	1680	660	8	1924	4	4000	Y	N	4832 33RD AV NE
2	186890	0520	8/12/02	\$ 499,900	1740	0	8	1912	5	5000	N	N	6032 29TH AV NE
2	677820	0020	3/1/03	\$ 576,950	1760	0	8	1928	4	4841	N	N	5748 29TH AV NE
2	182480	0125	7/12/02	\$ 415,000	1760	610	8	1996	3	4500	N	N	6038 25TH AV NE
2	186890	2550	7/11/02	\$ 430,000	1980	0	8	1929	4	5000	N	N	2905 NE 65TH ST
2	773110	0005	6/5/02	\$ 525,000	2020	300	8	1928	3	4320	N	N	5732 29TH AV NE
2	092504	9223	6/23/03	\$ 618,000	2040	1020	8	2003	3	5720	N	N	5112 27TH AV NE
2	809110	0340	3/20/03	\$ 594,000	2080	1040	8	1999	3	4500	N	N	2704 NE 53RD ST
2	187040	0545	8/11/03	\$ 581,000	2170	0	8	1929	4	4750	N	N	6020 33RD AV NE
2	882790	1175	10/17/02	\$ 600,000	2270	0	9	2002	3	4480	N	N	5525 34TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	919120	1743	2/5/02	\$ 549,000	2360	680	9	1999	3	3750	N	N	5134 26TH AV NE
2	243620	0220	4/9/03	\$ 627,500	2430	0	9	2003	3	4000	N	N	4765 34TH AV NE
2	243620	0785	12/9/02	\$ 550,000	2730	0	9	2002	3	3752	N	N	4706 33RD AV NE
2	243620	0783	10/3/02	\$ 605,000	2860	0	9	2002	3	4368	Y	N	3302 NE BLAKELY ST
3	633800	0580	6/4/02	\$ 294,000	580	200	6	1926	3	5120	N	N	4015 NE 57TH ST
3	881540	0297	11/12/03	\$ 272,000	630	0	6	1928	3	4100	N	N	6215 38TH AV NE
3	881540	0255	6/9/03	\$ 275,000	640	0	6	1938	3	6250	N	N	6240 37TH AV NE
3	881540	0255	5/8/02	\$ 220,000	640	0	6	1938	3	6250	N	N	6240 37TH AV NE
3	102504	9067	7/31/03	\$ 225,000	690	0	6	1928	3	3738	N	N	4830 36TH AV NE
3	881990	0320	5/12/03	\$ 316,500	770	520	6	1927	4	2675	N	N	5546 37TH AV NE
3	881540	0950	12/16/02	\$ 247,500	840	0	6	1929	3	7500	N	N	6011 37TH AV NE
3	243670	0850	6/19/02	\$ 311,000	1090	0	6	1926	3	4000	N	N	5215 39TH AV NE
3	881990	0065	9/26/02	\$ 254,950	770	260	7	1950	3	4280	N	N	5550 35TH AV NE
3	881540	0080	1/16/03	\$ 256,500	780	780	7	1945	3	5000	N	N	6223 40TH AV NE
3	881990	0295	8/22/03	\$ 299,950	800	0	7	1941	3	3959	N	N	5516 37TH AV NE
3	881990	0290	11/14/03	\$ 299,000	800	0	7	1941	3	3959	N	N	5520 37TH AV NE
3	881990	0665	10/27/03	\$ 289,000	800	0	7	1948	4	3320	N	N	5723 40TH AV NE
3	881540	0250	4/2/02	\$ 292,000	810	590	7	1938	3	4500	N	N	6244 37TH AV NE
3	318210	0120	2/13/02	\$ 248,320	810	300	7	1947	4	5210	N	N	4409 NE 65TH ST
3	881990	0589	3/26/02	\$ 299,000	820	790	7	1970	3	4150	N	N	5607 40TH AV NE
3	881540	0975	1/24/03	\$ 361,000	830	0	7	1927	3	3700	N	N	6043 37TH AV NE
3	881990	0675	2/25/03	\$ 312,000	830	420	7	1931	3	3649	N	N	5715 40TH AV NE
3	797470	0190	8/12/03	\$ 302,000	830	590	7	1942	3	5632	N	N	4021 NE 56TH ST
3	102504	9134	8/22/03	\$ 385,000	840	200	7	1940	4	3827	N	N	4710 36TH AV NE
3	881540	0075	9/12/02	\$ 255,000	840	650	7	1945	3	4200	N	N	6227 40TH AV NE
3	610540	0072	3/28/02	\$ 227,500	850	0	7	1952	3	3783	N	N	3504 NE BLAKELEY ST
3	243670	0925	4/22/03	\$ 335,000	860	200	7	1943	3	4000	N	N	5244 38TH AV NE
3	633800	0530	6/6/02	\$ 310,000	870	0	7	1931	3	7680	N	N	4045 NE 57TH ST
3	607950	0345	2/7/03	\$ 234,000	870	0	7	1947	3	3800	N	N	4307 NE 55TH ST
3	881990	1085	6/24/02	\$ 319,000	890	200	7	1920	3	4280	Y	N	5734 35TH AV NE
3	243670	0980	12/19/02	\$ 353,000	890	0	7	1926	3	4000	N	N	5229 38TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	243670	0845	7/11/03	\$ 349,950	890	0	7	1942	3	4000	N	N	5217 39TH AV NE
3	243670	0845	10/1/02	\$ 295,000	890	0	7	1942	3	4000	N	N	5217 39TH AV NE
3	633800	0670	10/24/02	\$ 274,950	890	0	7	1961	3	7737	N	N	4038 NE 56TH ST
3	881540	0910	3/18/02	\$ 382,000	900	200	7	1928	4	5000	N	N	6026 36TH AV NE
3	881540	1250	6/23/03	\$ 330,000	900	700	7	1942	3	4953	N	N	6055 40TH AV NE
3	881340	0260	3/11/03	\$ 406,500	910	400	7	1924	4	4270	N	N	4726 37TH AV NE
3	235930	0060	6/26/03	\$ 315,000	910	0	7	1951	3	8100	N	N	6224 41ST AV NE
3	235930	0030	9/19/02	\$ 295,000	910	0	7	1951	3	5212	N	N	4014 NE 62ND ST
3	633800	0610	8/26/03	\$ 250,000	910	0	7	1950	3	3780	N	N	5610 40TH AV NE
3	881990	0745	8/13/03	\$ 325,000	910	910	7	1951	4	4617	N	N	5756 38TH AV NE
3	243670	0130	12/22/03	\$ 276,000	950	0	7	1947	3	4000	N	N	5040 35TH AV NE
3	318260	0060	4/25/02	\$ 350,000	950	200	7	1950	3	6750	N	N	6023 44TH AV NE
3	881540	1150	5/29/02	\$ 285,000	960	370	7	1951	3	5000	N	N	6040 38TH AV NE
3	881990	0576	3/5/03	\$ 389,000	970	300	7	1952	3	3735	N	N	5552 39TH AV NE
3	881990	0520	12/10/03	\$ 330,000	970	440	7	1940	3	5000	N	N	3812 NE 55TH ST
3	881990	0576	5/1/02	\$ 275,000	970	300	7	1952	3	3735	N	N	5552 39TH AV NE
3	243670	0455	3/7/03	\$ 352,500	980	490	7	1951	3	4000	N	N	5056 37TH AV NE
3	881990	0725	7/24/02	\$ 305,000	980	740	7	1950	3	7490	N	N	5730 38TH AV NE
3	881990	0490	3/27/02	\$ 265,000	980	0	7	1942	3	5350	N	N	5535 39TH AV NE
3	881340	0215	1/4/02	\$ 355,000	990	550	7	1928	3	3667	N	N	4710 38TH AV NE
3	243670	1175	4/28/03	\$ 400,500	1000	0	7	1926	4	4000	N	N	5206 36TH AV NE
3	607950	0005	8/25/03	\$ 350,000	1000	290	7	1942	3	5000	N	N	4301 NE 57TH ST
3	633800	0110	4/10/02	\$ 307,890	1000	0	7	1948	3	6100	N	N	4123 NE 60TH ST
3	237920	0010	10/25/02	\$ 315,000	1000	480	7	1945	3	4300	N	N	4833 36TH AV NE
3	881990	0905	5/2/02	\$ 395,000	1010	210	7	1948	4	4815	N	N	5741 38TH AV NE
3	318210	0195	5/16/02	\$ 310,000	1010	0	7	1947	3	6750	N	N	6207 45TH AV NE
3	881540	0010	11/20/02	\$ 274,000	1010	370	7	1951	4	4497	N	N	6257 40TH AV NE
3	881990	0305	6/10/03	\$ 395,000	1040	860	7	1941	3	8025	N	N	5532 37TH AV NE
3	235930	0055	9/8/03	\$ 403,500	1050	300	7	1951	3	6750	N	N	6223 41ST AV NE
3	235930	0035	7/28/03	\$ 387,000	1050	470	7	1951	4	4411	N	N	6205 41ST AV NE
3	235930	0101	9/3/03	\$ 376,000	1050	700	7	1951	4	8100	N	N	6223 43RD AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881990	1105	7/5/02	\$ 315,000	1060	1060	7	1924	3	4280	Y	N	5750 35TH AV NE
3	318260	0110	8/18/03	\$ 377,500	1060	400	7	1950	4	5912	N	N	4424 NE 60TH ST
3	243670	0235	2/3/03	\$ 391,000	1070	380	7	1941	3	4000	N	N	5006 36TH AV NE
3	881540	0545	8/12/03	\$ 259,950	1070	0	7	1942	3	4800	N	N	3617 NE 65TH ST
3	633800	0280	8/15/02	\$ 340,000	1070	730	7	1948	3	6880	N	N	4015 NE 58TH ST
3	881540	0535	9/16/02	\$ 265,000	1070	0	7	1942	3	5000	N	N	6251 37TH AV NE
3	881990	0645	10/29/02	\$ 311,000	1080	350	7	1977	3	6009	N	N	5737 40TH AV NE
3	243670	1295	2/11/03	\$ 425,000	1090	730	7	1913	4	4000	N	N	5219 36TH AV NE
3	881990	0470	5/24/02	\$ 257,000	1090	0	7	1942	3	5350	N	N	5539 39TH AV NE
3	318260	0035	5/8/03	\$ 399,950	1120	880	7	1950	4	5100	N	N	4312 NE 60TH ST
3	881540	0290	6/20/02	\$ 355,000	1120	520	7	1950	3	4000	N	N	3716 NE 62ND ST
3	710110	0025	5/12/03	\$ 345,000	1130	1130	7	1950	3	7965	N	N	6033 45TH AV NE
3	607950	0335	12/1/03	\$ 338,000	1140	400	7	1947	3	4050	N	N	4317 NE 55TH ST
3	633800	0180	6/6/02	\$ 320,000	1140	800	7	1948	3	6600	N	N	4015 NE 60TH ST
3	881990	1090	10/31/02	\$ 345,000	1150	0	7	1927	3	4280	Y	N	5738 35TH AV NE
3	797470	0235	12/11/03	\$ 315,000	1150	0	7	1950	3	4695	N	N	4051 NE 56TH ST
3	881990	0780	12/5/03	\$ 322,500	1150	280	7	1946	3	5885	N	N	5729 39TH AV NE
3	318160	0010	12/19/03	\$ 315,000	1160	0	7	1948	4	6750	N	N	6022 40TH AV NE
3	881340	0385	9/6/02	\$ 327,650	1160	910	7	1926	3	3706	N	N	4800 37TH AV NE
3	881540	0120	10/10/03	\$ 364,000	1180	240	7	1945	4	5000	N	N	6203 40TH AV NE
3	318160	0045	7/16/03	\$ 328,000	1180	0	7	1948	3	6210	N	N	4022 NE 60TH ST
3	881990	0603	2/24/03	\$ 275,000	1180	0	7	1946	3	7460	N	N	5515 40TH AV NE
3	633800	0290	6/18/03	\$ 398,950	1190	260	7	1945	4	4200	N	N	4009 NE 58TH ST
3	607950	0265	2/22/02	\$ 375,000	1190	0	7	1942	5	5000	N	N	4302 NE 56TH ST
3	881990	0345	11/15/02	\$ 335,000	1200	250	7	1950	3	4280	N	N	5547 38TH AV NE
3	235930	0010	2/13/03	\$ 390,950	1210	0	7	1948	3	7425	N	N	6220 40TH AV NE
3	633800	0010	8/11/03	\$ 415,000	1210	440	7	1948	4	5278	N	N	5821 45TH AV NE
3	881340	0320	11/12/02	\$ 355,000	1210	200	7	1928	4	2401	N	N	4705 38TH AV NE
3	881990	0695	5/28/03	\$ 367,000	1220	260	7	1952	3	7223	N	N	5712 38TH AV NE
3	881990	0185	3/28/03	\$ 409,100	1230	430	7	1931	3	3959	N	N	5530 36TH AV NE
3	881340	0170	7/23/02	\$ 359,500	1240	0	7	1913	4	4950	N	N	4738 38TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	881540	0165	8/12/02	\$ 400,000	1250	860	7	1946	4	5000	N	N	6220 38TH AV NE
3	881540	0325	2/13/02	\$ 324,950	1250	430	7	1946	3	5000	N	N	6257 38TH AV NE
3	881540	0170	3/27/03	\$ 337,500	1250	420	7	1946	3	5000	N	N	6214 38TH AV NE
3	237920	0015	7/22/03	\$ 425,000	1280	0	7	1945	4	4300	N	N	4839 36TH AV NE
3	243670	0985	9/26/03	\$ 376,000	1290	0	7	1947	3	4000	N	N	5225 38TH AV NE
3	243670	0215	2/12/03	\$ 422,000	1290	840	7	1929	4	4000	N	N	5011 37TH AV NE
3	881540	0235	11/3/03	\$ 373,000	1290	700	7	1959	3	7691	N	N	6255 39TH AV NE
3	881340	0250	9/30/02	\$ 429,950	1300	0	7	1926	4	6676	N	N	4504 37TH AV NE
3	243670	0060	12/1/02	\$ 375,300	1300	300	7	1926	4	4000	N	N	5015 36TH AV NE
3	797470	0230	7/29/03	\$ 354,000	1310	0	7	1950	4	4720	N	N	4057 NE 56TH ST
3	152030	0095	10/17/03	\$ 420,000	1320	0	7	1927	3	3315	N	N	4715 36TH AV NE
3	243670	1060	2/19/03	\$ 320,000	1320	0	7	1924	3	4000	N	N	5232 37TH AV NE
3	243670	0570	4/1/02	\$ 325,500	1330	0	7	1926	3	3920	N	N	5058 38TH AV NE
3	607950	0030	8/26/03	\$ 410,000	1350	0	7	1942	3	6400	N	N	4311 NE 57TH ST
3	881540	0475	8/29/02	\$ 401,000	1350	360	7	1928	4	3700	N	N	6205 37TH AV NE
3	243670	1200	9/24/02	\$ 355,000	1360	0	7	1924	4	4000	N	N	5224 36TH AV NE
3	881540	0440	3/1/03	\$ 335,000	1380	500	7	1938	3	4500	N	N	6220 36TH AV NE
3	881990	0276	6/20/03	\$ 390,000	1390	0	7	1927	5	3000	N	N	3706 NE 55TH ST
3	881990	0405	4/22/03	\$ 369,000	1410	0	7	1925	3	3150	N	N	3808 NE 55TH ST
3	607950	0350	4/23/02	\$ 319,000	1410	0	7	1947	4	5435	N	N	4301 NE 55TH ST
3	152030	0030	6/23/03	\$ 321,000	1430	420	7	1927	3	3315	N	N	4720 35TH AV NE
3	243670	1375	4/15/02	\$ 285,000	1480	0	7	1928	3	4000	N	N	5244 35TH AV NE
3	881540	0630	6/2/03	\$ 451,000	1490	0	7	1938	3	4800	N	N	6207 36TH AV NE
3	881340	0230	3/12/03	\$ 438,000	1490	510	7	1936	3	8400	N	N	4516 37TH AV NE
3	243670	0540	3/24/03	\$ 449,950	1490	440	7	1929	5	2960	N	N	5034 38TH AV NE
3	881540	0840	10/21/03	\$ 429,000	1500	420	7	1926	5	4200	N	N	6037 36TH AV NE
3	633800	0192	5/10/02	\$ 325,000	1500	250	7	1947	3	5040	N	N	5816 40TH AV NE
3	243670	0185	1/22/03	\$ 420,000	1520	500	7	1940	4	4000	N	N	5033 37TH AV NE
3	607950	0275	12/3/02	\$ 300,000	1540	0	7	1940	3	6000	N	N	5516 43RD AV NE
3	607950	0270	8/16/02	\$ 332,000	1540	0	7	1941	4	6000	N	N	4303 NE 56TH ST
3	633800	0660	5/22/03	\$ 410,000	1570	0	7	1941	4	7736	N	N	4032 NE 56TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	243670	1310	5/17/03	\$ 485,000	1610	420	7	1925	4	4000	N	N	5205 36TH AV NE
3	318210	0180	12/24/03	\$ 439,950	1660	0	7	2001	3	6750	N	N	6206 44TH AV NE
3	881540	0230	1/9/03	\$ 424,500	1680	570	7	1922	3	5600	N	N	6249 39TH AV NE
3	607950	0225	9/30/03	\$ 394,000	1770	0	7	1942	5	6400	N	N	4330 NE 56TH ST
3	881990	0855	8/22/03	\$ 358,000	1790	620	7	1915	4	4013	Y	N	5744 37TH AV NE
3	243670	0275	9/13/02	\$ 400,000	1800	370	7	1923	4	4000	N	N	5034 36TH AV NE
3	633800	0130	6/2/03	\$ 425,000	1850	0	7	1987	3	8580	N	N	4044 NE 58TH ST
3	797470	0120	6/7/02	\$ 311,950	1970	350	7	1950	4	8344	N	N	6034 40TH AV NE
3	881540	0675	11/12/03	\$ 495,000	2020	0	7	1939	3	6000	N	N	6239 36TH AV NE
3	152030	0010	8/1/03	\$ 375,000	2080	450	7	1927	4	3400	N	N	4706 35TH AV NE
3	318110	0030	6/14/03	\$ 450,000	2220	0	7	1987	3	8262	N	N	4358 NE 55TH ST
3	318210	0055	10/1/03	\$ 380,000	2220	0	7	1950	4	6750	N	N	6206 43RD AV NE
3	881340	0430	8/8/03	\$ 370,000	1010	380	8	1960	3	3706	N	N	4825 38TH AV NE
3	881990	0771	10/16/03	\$ 395,000	1190	370	8	1969	3	4280	N	N	5739 39TH AV NE
3	633800	0421	9/26/02	\$ 345,000	1300	600	8	1959	3	5500	N	N	4348 NE 57TH ST
3	881990	0950	4/22/03	\$ 472,000	1540	840	8	1929	4	4125	Y	N	3606 NE 57TH ST
3	881540	0960	1/4/02	\$ 325,000	1540	0	8	1961	3	7500	N	N	6027 37TH AV NE
3	881540	1095	10/7/03	\$ 343,000	1560	710	8	1950	3	5000	N	N	6035 38TH AV NE
3	243670	1285	10/13/03	\$ 480,000	1590	0	8	1914	3	4000	N	N	5227 36TH AV NE
3	797470	0102	7/2/03	\$ 420,000	1600	290	8	1956	3	6600	N	N	4115 NE 62ND ST
3	797470	0094	8/5/03	\$ 439,950	1650	500	8	1981	3	10065	N	N	6037 41ST AV NE
3	797470	0123	4/10/02	\$ 449,000	1720	880	8	1957	3	5500	N	N	6056 41ST AV NE
3	633800	0491	4/23/03	\$ 436,000	1740	1160	8	1931	4	5805	N	N	4308 NE 57TH ST
3	633800	0093	3/25/03	\$ 485,000	2020	0	8	1981	3	5040	N	N	5820 43RD AV NE
3	318160	0090	6/21/02	\$ 607,000	2330	480	8	2001	3	6426	N	N	4102 NE 60TH ST
3	633800	0091	5/2/03	\$ 812,000	2650	820	8	1999	3	7200	N	N	4305 NE 60TH ST
3	881540	0750	8/2/03	\$ 560,000	2720	840	8	1991	3	4000	Y	N	6022 35TH AV NE
3	881540	0775	3/14/03	\$ 610,000	2750	460	8	1998	3	4000	Y	N	3506 NE 60TH ST
3	881540	0937	2/11/03	\$ 715,000	2350	650	10	2002	3	3749	N	N	6004 36TH AV NE
3	881540	0935	5/20/03	\$ 765,000	2640	810	10	2002	3	3749	N	N	6002 36TH AV NE
6	639200	0810	4/19/02	\$ 175,000	600	0	6	1917	4	4500	N	N	7740 36TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	565260	0405	4/18/03	\$ 231,000	660	0	6	1940	3	5176	N	N	3003 NE 95TH ST
6	510140	4256	8/1/03	\$ 235,000	660	210	6	1949	3	3520	N	N	2326 NE 92ND ST
6	639200	0625	10/31/02	\$ 214,000	670	0	6	1944	3	6000	N	N	7718 36TH AV NE
6	639200	3460	1/6/03	\$ 229,500	720	0	6	1940	4	5000	N	N	7541 44TH AV NE
6	639200	0570	6/18/02	\$ 232,000	790	0	6	1948	3	4000	N	N	7546 36TH AV NE
6	536320	0015	5/8/02	\$ 262,500	810	0	6	1946	3	5500	N	N	3232 NE 89TH ST
6	639200	0735	12/5/02	\$ 259,000	820	0	6	1925	4	4000	N	N	7751 37TH AV NE
6	797720	0830	2/25/03	\$ 257,500	840	0	6	1944	4	5100	N	N	7749 33RD AV NE
6	565260	0205	4/26/02	\$ 200,000	850	0	6	1930	3	7850	N	N	9215 35TH AV NE
6	797420	0960	1/6/03	\$ 300,000	900	450	6	1948	4	5406	N	N	6529 40TH AV NE
6	676920	0050	12/31/03	\$ 315,000	940	0	6	1942	3	6000	N	N	2615 NE 82ND ST
6	815660	0210	11/22/02	\$ 296,000	980	400	6	1920	4	5100	N	N	6816 26TH AV NE
6	684470	0795	6/19/03	\$ 269,950	990	0	6	1948	3	6120	N	N	3526 91ST AV NE
6	639200	3500	7/3/03	\$ 236,900	990	0	6	1970	3	3000	N	N	7517 44TH AV NE
6	510140	2479	10/14/02	\$ 215,000	1000	180	6	1911	3	5388	N	N	9112 23RD AV NE
6	792010	0085	10/2/03	\$ 236,000	1010	0	6	1906	3	3288	N	N	6852 25TH AV NE
6	565260	0440	5/22/03	\$ 310,500	1060	0	6	1923	3	10308	N	N	3049 NE 95TH ST
6	565260	0735	7/18/03	\$ 338,000	1120	0	6	1927	3	10044	N	N	3035 NE 91ST ST
6	549920	0085	9/15/03	\$ 269,950	1130	580	6	1909	3	3800	N	N	7051 34TH AV NE
6	510140	2456	11/4/02	\$ 267,500	1150	120	6	1952	4	6380	N	N	2345 NE 91ST ST
6	329080	0045	8/14/03	\$ 326,000	580	200	7	1916	4	5200	N	N	7311 33RD AV NE
6	921290	0725	8/15/02	\$ 305,000	740	0	7	1942	3	6000	N	N	3158 NE 81ST ST
6	717020	0110	1/28/02	\$ 285,000	750	140	7	1926	3	3800	N	N	7028 34TH AV NE
6	536320	0172	8/26/03	\$ 258,000	760	0	7	1946	3	5100	N	N	3026 NE 86TH ST
6	510140	2120	2/14/02	\$ 263,000	770	200	7	1945	5	7200	N	N	8808 RAVENNA AV NE
6	510140	2420	6/10/02	\$ 217,000	770	0	7	1954	3	6380	N	N	2315 NE 91ST ST
6	536320	0042	8/19/03	\$ 303,000	780	100	7	1942	3	5000	N	N	3216 NE 88TH ST
6	684470	0305	7/29/03	\$ 325,000	790	0	7	1943	3	6120	N	N	3528 NE 93RD ST
6	742070	0075	9/8/03	\$ 278,000	790	0	7	1945	4	6270	N	N	6800 42ND AV NE
6	684470	0375	4/30/03	\$ 307,000	790	250	7	1943	4	6120	N	N	3510 NE 93RD ST
6	329080	0105	12/17/02	\$ 283,000	790	750	7	1950	5	4120	N	N	7306 33RD AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	797420	0926	5/15/03	\$ 319,000	800	400	7	1949	3	5080	N	N	6529 36TH AV NE
6	921340	0005	3/13/03	\$ 315,000	820	430	7	1946	4	5670	N	N	8415 36TH AV NE
6	044600	0125	6/13/02	\$ 262,000	820	0	7	1950	3	5220	N	N	8051 43RD AV NE
6	565260	0555	10/18/02	\$ 305,000	820	400	7	1953	4	5100	N	N	3057 NE 94TH ST
6	921290	0255	10/18/02	\$ 279,000	820	220	7	1942	3	6000	N	N	3159 NE 85TH ST
6	271060	0130	2/8/02	\$ 250,000	820	0	7	1949	4	6216	N	N	6529 38TH AV NE
6	797720	1311	8/8/02	\$ 310,000	830	510	7	1942	3	5610	N	N	7536 33RD AV NE
6	797720	1695	3/10/03	\$ 285,000	840	0	7	1939	3	6120	N	N	7743 35TH AV NE
6	436120	0110	6/3/02	\$ 319,500	840	800	7	1949	3	4944	N	N	6824 37TH AV NE
6	447090	0020	7/30/02	\$ 265,000	840	0	7	1950	3	6240	N	N	8049 42ND AV NE
6	271060	0065	9/5/03	\$ 280,000	840	130	7	1949	3	6099	N	N	6523 39TH AV NE
6	639200	2640	10/22/03	\$ 350,000	850	850	7	1958	3	5100	N	N	7535 42ND AV NE
6	332750	0055	5/22/02	\$ 300,000	850	700	7	1947	4	8555	Y	N	2587 NE 83RD ST
6	221550	0195	6/12/02	\$ 344,000	860	590	7	1945	3	6500	N	N	8002 39TH AV NE
6	893510	0110	4/23/02	\$ 307,500	860	280	7	1945	3	8100	N	N	4220 NE 65TH ST
6	043900	0465	9/23/02	\$ 279,950	860	0	7	1951	3	5400	N	N	8623 30TH AV NE
6	921290	0330	7/1/02	\$ 298,000	860	0	7	1942	3	6000	N	N	3164 NE 84TH ST
6	536320	0050	4/23/03	\$ 268,670	860	0	7	1947	4	6630	N	N	3234 NE 88TH ST
6	044400	0310	4/3/02	\$ 248,000	860	0	7	1950	3	6545	N	N	4210 NE 85TH ST
6	044100	0155	3/4/03	\$ 322,000	870	120	7	1947	3	5512	N	N	8039 37TH AV NE
6	921290	0630	7/1/03	\$ 325,000	870	290	7	1942	3	6000	N	N	3121 NE 82ND ST
6	921440	0060	11/13/02	\$ 300,000	870	190	7	1947	4	5724	N	N	7219 27TH AV NE
6	044500	0020	9/16/03	\$ 260,000	870	260	7	1949	3	5800	N	N	8239 39TH AV NE
6	332750	0070	1/10/03	\$ 395,000	880	600	7	1947	3	8280	Y	N	2571 NE 83RD ST
6	921290	0090	6/6/02	\$ 328,000	880	170	7	1942	3	6000	N	N	8026 30TH AV NE
6	568350	0110	6/21/02	\$ 266,000	880	0	7	1951	3	5243	N	N	7054 38TH AV NE
6	221550	0125	3/11/02	\$ 316,950	880	880	7	1947	4	6000	N	N	8021 39TH AV NE
6	639200	1830	7/2/02	\$ 280,000	890	0	7	1950	3	6000	N	N	7702 39TH AV NE
6	601550	0240	10/6/03	\$ 310,000	890	0	7	1946	3	6000	N	N	8227 40TH AV NE
6	684470	2680	6/12/03	\$ 289,950	890	0	7	1948	4	6120	N	N	3856 NE 88TH ST
6	921290	0055	4/18/02	\$ 297,500	890	400	7	1942	3	6000	N	N	8206 30TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	639200	3520	3/26/02	\$ 280,000	890	0	7	1951	4	4000	N	N	7507 44TH AV NE
6	639200	3670	6/21/02	\$ 249,950	890	0	7	1950	3	7150	N	N	7507 45TH AV NE
6	639200	0127	10/28/03	\$ 321,000	900	480	7	1946	3	5000	N	N	7706 35TH AV NE
6	639200	3915	10/14/03	\$ 317,000	900	0	7	1942	3	6500	N	N	7709 45TH AV NE
6	924490	0224	10/21/03	\$ 413,500	900	520	7	1946	5	5300	N	N	8018 40TH AV NE
6	044200	0095	7/8/03	\$ 399,500	900	600	7	1947	5	5664	N	N	8209 41ST AV NE
6	921440	0410	7/2/03	\$ 339,950	900	200	7	1947	3	6180	N	N	7007 28TH AV NE
6	044200	0045	9/23/03	\$ 319,950	900	300	7	1947	3	5664	N	N	8208 40TH AV NE
6	044100	0100	2/19/03	\$ 303,000	900	0	7	1947	3	5141	N	N	8050 36TH AV NE
6	507140	0330	10/24/03	\$ 315,000	900	110	7	1946	3	6000	N	N	4048 NE 88TH ST
6	921290	0185	2/12/02	\$ 327,000	900	900	7	1942	3	6000	N	N	8101 31ST AV NE
6	044100	0060	10/16/03	\$ 325,000	900	600	7	1947	4	5141	N	N	8045 36TH AV NE
6	044200	0010	5/14/02	\$ 300,950	900	310	7	1947	3	5664	N	N	8250 40TH AV NE
6	044200	0030	2/25/02	\$ 295,000	900	450	7	1947	3	5664	N	N	8226 40TH AV NE
6	044100	0145	2/22/02	\$ 318,500	900	500	7	1947	4	5141	N	N	8051 37TH AV NE
6	601550	0005	6/18/03	\$ 293,000	900	350	7	1947	3	6000	N	N	8227 38TH AV NE
6	639200	3410	10/4/02	\$ 275,000	900	530	7	1940	4	5000	N	N	7540 43RD AV NE
6	044100	0135	4/24/03	\$ 285,000	910	0	7	1947	3	5565	N	N	8012 36TH AV NE
6	568300	0033	2/24/03	\$ 267,000	910	0	7	1949	3	4725	N	N	4314 NE 65TH ST
6	044100	0105	9/25/03	\$ 297,500	910	200	7	1947	3	5247	N	N	8044 36TH AV NE
6	921440	0300	2/20/03	\$ 300,000	910	480	7	1947	3	6240	N	N	7210 28TH AV NE
6	507140	0405	6/23/03	\$ 265,000	910	0	7	1951	3	6000	N	N	8716 40TH AV NE
6	044100	0150	9/18/03	\$ 275,000	910	120	7	1947	3	5406	N	N	8045 37TH AV NE
6	568300	0059	2/12/02	\$ 262,000	910	650	7	1950	3	5628	N	N	6529 44TH AV NE
6	436120	0100	7/10/02	\$ 314,000	920	640	7	1944	4	7242	N	N	6819 37TH AV NE
6	042504	9086	4/18/02	\$ 260,000	920	500	7	1939	4	6968	N	N	7355 33RD AV NE
6	921440	0240	7/15/03	\$ 375,000	930	360	7	1947	3	5586	N	N	7211 28TH AV NE
6	044300	0015	12/26/03	\$ 337,900	930	0	7	1949	3	5664	N	N	8245 43RD AV NE
6	921290	0905	10/27/03	\$ 344,950	930	770	7	1942	3	7033	N	N	3104 NE 80TH ST
6	639200	3304	6/10/03	\$ 389,000	930	930	7	1947	5	6500	N	N	7711 44TH AV NE
6	639200	1945	11/7/03	\$ 299,000	930	540	7	1985	3	3000	N	N	7504 39TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	684470	1620	8/19/02	\$ 265,000	930	610	7	1941	3	5100	N	N	3527 NE 87TH ST
6	921490	0005	7/16/02	\$ 366,000	940	250	7	1947	3	7265	N	N	7275 29TH AV NE
6	684470	0975	4/25/02	\$ 299,950	940	0	7	1941	3	6528	N	N	3514 NE 90TH ST
6	921440	0325	4/15/03	\$ 300,000	940	310	7	1947	3	5762	N	N	2813 NE 75TH ST
6	044500	0060	9/22/03	\$ 292,000	950	180	7	1948	3	5858	N	N	8251 40TH AV NE
6	543030	0036	8/27/02	\$ 314,950	960	280	7	1951	3	6350	N	N	7311 40TH AV NE
6	797420	0508	6/3/03	\$ 290,000	960	300	7	1937	3	4600	N	N	3536 NE 70TH ST
6	797720	1620	6/11/02	\$ 326,000	960	790	7	1950	4	4500	N	N	7746 34TH AV NE
6	254570	0250	4/25/03	\$ 274,000	960	170	7	1939	3	6348	N	N	2759 NE 88TH ST
6	508140	0480	4/3/02	\$ 290,000	960	750	7	1954	3	5100	N	N	7526 26TH AV NE
6	797720	0135	2/26/03	\$ 260,000	960	0	7	1951	3	5100	N	N	7721 31ST AV NE
6	510140	2486	7/11/03	\$ 265,500	960	150	7	1950	3	6235	N	N	2318 NE 91ST ST
6	885300	0040	9/11/03	\$ 310,000	970	0	7	1950	3	6090	N	N	8009 44TH AV NE
6	858540	0080	6/6/03	\$ 307,000	970	400	7	1929	3	4320	N	N	6834 36TH AV NE
6	565260	0055	6/11/03	\$ 239,950	970	0	7	1965	3	5198	N	N	3231 NE 91ST ST
6	549970	0020	4/25/03	\$ 277,000	980	0	7	1947	3	3800	N	N	7044 33RD AV NE
6	893810	0075	8/2/02	\$ 304,000	980	0	7	1947	3	5000	N	N	6846 28TH AV NE
6	639200	1670	10/7/03	\$ 316,000	980	340	7	1950	3	5000	N	N	7734 39TH AV NE
6	639200	1666	6/20/02	\$ 330,000	980	700	7	1950	4	5000	N	N	7736 39TH AV NE
6	536320	0151	10/2/03	\$ 297,000	980	500	7	1950	3	6120	N	N	3014 NE 85TH ST
6	332750	0025	11/14/03	\$ 300,000	980	620	7	1947	3	6000	N	N	2569 NE 85TH ST
6	044400	0185	4/28/03	\$ 365,000	990	600	7	1950	3	6120	N	N	4032 NE 86TH ST
6	565260	0520	7/8/03	\$ 305,000	990	0	7	1921	3	10174	N	N	3011 NE 94TH ST
6	921440	0025	11/9/02	\$ 300,000	990	460	7	1947	3	5184	N	N	7251 27TH AV NE
6	044400	0050	5/17/02	\$ 312,500	1000	0	7	1951	4	6000	N	N	4056 NE 87TH ST
6	044500	0025	3/1/03	\$ 349,850	1000	250	7	1949	4	5800	N	N	8233 39TH AV NE
6	639200	0175	4/29/03	\$ 275,000	1000	0	7	1946	3	5000	N	N	7713 36TH AV NE
6	684470	3770	7/17/03	\$ 275,000	1000	200	7	1946	3	6834	N	N	3821 NE 94TH ST
6	639200	0290	6/20/02	\$ 317,000	1000	1000	7	1948	4	6000	N	N	7535 36TH AV NE
6	797720	0285	1/4/02	\$ 290,000	1000	240	7	1950	3	6120	N	N	7537 31ST AV NE
6	893810	0130	1/16/03	\$ 325,000	1010	0	7	1937	4	5000	N	N	6852 27TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	536320	0057	6/24/03	\$ 277,500	1010	290	7	1941	4	5100	N	N	3220 NE 88TH ST
6	797720	1230	7/9/03	\$ 314,000	1020	0	7	1930	3	6120	N	N	7503 34TH AV NE
6	565260	0559	8/26/03	\$ 327,500	1020	0	7	1949	3	6120	N	N	9205 32ND AV NE
6	043900	0055	1/27/03	\$ 330,000	1020	700	7	1954	3	6756	N	N	8626 25TH AV NE
6	043900	0030	6/20/03	\$ 350,000	1020	720	7	1954	5	6506	N	N	8726 25TH AV NE
6	565260	1445	9/12/03	\$ 285,000	1020	670	7	1940	4	8341	N	N	9000 25TH AV NE
6	521020	0191	7/21/03	\$ 389,000	1030	0	7	1946	3	5400	N	N	9416 42ND AV NE
6	797420	0517	8/20/02	\$ 235,000	1030	0	7	1941	4	5985	N	N	7021 37TH AV NE
6	684470	2630	12/5/03	\$ 340,000	1040	120	7	1941	3	6120	N	N	3826 NE 88TH ST
6	797420	0502	10/9/03	\$ 380,000	1050	600	7	1936	3	4370	N	N	3602 NE 70TH ST
6	921440	0115	7/8/03	\$ 322,500	1050	200	7	1947	3	6106	N	N	7276 27TH AV NE
6	893810	0005	6/24/02	\$ 320,750	1050	240	7	1951	3	6000	N	N	6858 29TH AV NE
6	044100	0065	5/27/03	\$ 337,300	1050	240	7	1947	4	5141	N	N	8039 36TH AV NE
6	254570	0160	8/20/03	\$ 315,000	1050	1050	7	1940	3	6060	N	N	2760 NE 88TH ST
6	717020	0120	10/6/03	\$ 291,500	1050	100	7	1927	3	3800	N	N	7020 34TH AV NE
6	684470	3445	8/4/03	\$ 285,000	1050	0	7	1953	3	4080	N	N	3834 NE 92ND ST
6	601550	0080	9/13/02	\$ 339,000	1060	0	7	1947	3	7000	N	N	8208 38TH AV NE
6	044500	0040	4/9/03	\$ 320,750	1060	600	7	1948	3	5800	N	N	8244 39TH AV NE
6	684470	0395	10/16/03	\$ 329,000	1060	260	7	1943	4	6120	N	N	3520 NE 93RD ST
6	921290	0130	6/26/03	\$ 400,500	1070	140	7	1942	3	6000	N	N	8315 31ST AV NE
6	536320	0268	2/12/03	\$ 379,900	1070	0	7	2001	3	5454	N	N	3002 NE 89TH ST
6	684470	2530	7/7/03	\$ 265,000	1070	0	7	1942	3	6120	N	N	8717 40TH AV NE
6	797720	1060	11/6/03	\$ 370,000	1080	450	7	1950	3	4488	N	N	7538 32ND AV NE
6	921290	0385	11/3/03	\$ 331,000	1080	170	7	1942	3	6000	N	N	3141 NE 84TH ST
6	601550	0110	5/6/02	\$ 322,000	1080	290	7	1947	3	6000	N	N	8207 39TH AV NE
6	639200	1790	10/1/02	\$ 273,500	1080	0	7	1950	3	6000	N	N	7726 39TH AV NE
6	254570	0200	8/14/03	\$ 319,500	1080	950	7	1939	3	6262	N	N	2710 NE 88TH ST
6	510140	4238	10/30/02	\$ 308,950	1080	110	7	1961	3	8120	N	N	2309 NE 94TH ST
6	565260	0525	9/10/03	\$ 375,000	1090	290	7	1948	3	10174	N	N	3019 NE 94TH ST
6	044600	0150	9/18/03	\$ 285,000	1100	0	7	1950	3	5700	N	N	4305 NE 82ND ST
6	741020	0040	4/14/03	\$ 277,000	1100	0	7	1942	4	5376	N	N	6831 35TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	639200	0780	6/11/02	\$ 300,000	1100	500	7	1941	4	5000	N	N	7756 36TH AV NE
6	044500	0030	11/18/03	\$ 336,000	1110	920	7	1948	3	5800	N	N	8256 39TH AV NE
6	684470	3360	6/23/03	\$ 320,000	1110	550	7	1952	4	6120	N	N	3821 NE 92ND ST
6	639200	0785	12/9/03	\$ 303,200	1120	0	7	1990	3	5000	N	N	7752 36TH AV NE
6	254570	0075	10/28/03	\$ 329,500	1120	170	7	1941	3	6696	N	N	2740 NE 89TH ST
6	565260	1065	12/12/02	\$ 320,000	1120	1120	7	1945	3	7056	N	N	2746 NE 94TH ST
6	390810	0015	12/19/02	\$ 269,000	1120	0	7	1951	3	6000	N	N	3714 NE 74TH PL
6	565310	0065	6/18/03	\$ 330,000	1120	0	7	2001	3	7435	N	N	3046 NE 90TH ST
6	639200	3495	10/20/03	\$ 494,500	1130	740	7	1928	5	6000	N	N	7521 44TH AV NE
6	369290	0305	11/21/03	\$ 390,000	1130	120	7	1949	3	5700	Y	N	6812 29TH AV NE
6	921440	0255	8/5/03	\$ 378,000	1130	0	7	1947	3	6570	N	N	7205 28TH AV NE
6	521020	0202	4/16/02	\$ 319,000	1130	180	7	1930	3	10800	N	N	9419 42ND AV NE
6	044400	0215	9/8/03	\$ 320,000	1130	0	7	1949	3	6970	N	N	4072 NE 86TH ST
6	684470	3500	9/5/03	\$ 400,000	1130	190	7	1947	3	10200	N	N	3847 NE 93RD ST
6	921440	0155	8/12/03	\$ 375,000	1140	1140	7	1952	4	5985	N	N	7230 27TH AV NE
6	684470	1570	1/29/03	\$ 280,000	1140	0	7	1941	3	5100	N	N	3524 NE 87TH ST
6	639200	1660	4/9/03	\$ 270,000	1140	0	7	1906	4	7000	N	N	7744 39TH AV NE
6	639200	1640	6/4/03	\$ 309,950	1150	0	7	1950	3	6000	N	N	7754 39TH AV NE
6	382070	0100	10/23/03	\$ 312,000	1150	0	7	1953	3	5439	N	N	6549 38TH AV NE
6	639200	1640	8/28/02	\$ 265,500	1150	0	7	1950	3	6000	N	N	7754 39TH AV NE
6	332750	0010	4/29/03	\$ 314,000	1150	800	7	1947	3	6000	N	N	2587 NE 85TH ST
6	921290	0740	9/26/02	\$ 332,000	1160	120	7	1941	3	6720	N	N	3178 NE 81ST ST
6	792010	0125	9/1/03	\$ 295,000	1160	0	7	1921	4	5202	N	N	6830 26TH AV NE
6	565260	1010	4/8/03	\$ 311,000	1170	960	7	1965	3	7328	N	N	2713 NE 95TH ST
6	565260	1009	7/10/02	\$ 317,000	1170	1140	7	1964	4	7328	N	N	2707 NE 95TH ST
6	921440	0320	12/3/03	\$ 327,250	1180	0	7	1947	4	5874	N	N	7280 28TH AV NE
6	043800	0085	11/18/03	\$ 376,000	1180	850	7	1954	3	5874	N	N	8015 28TH AV NE
6	797720	0740	8/4/03	\$ 299,950	1180	0	7	1950	3	5100	N	N	7739 32ND AV NE
6	885300	0030	8/1/02	\$ 280,000	1180	0	7	1950	3	6496	N	N	8021 44TH AV NE
6	042504	9134	2/22/02	\$ 269,950	1180	0	7	1950	3	5050	N	N	6533 26TH AV NE
6	815660	0200	9/24/03	\$ 368,000	1190	0	7	1953	3	5100	N	N	6820 26TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	921290	0450	4/10/02	\$ 334,000	1190	490	7	1942	3	6000	N	N	3140 NE 83RD ST
6	797420	0513	12/13/02	\$ 270,500	1190	0	7	1937	3	4500	N	N	7019 36TH AV NE
6	797720	0555	1/23/03	\$ 319,950	1200	0	7	1951	3	5304	N	N	7556 31ST AV NE
6	043800	0125	7/15/03	\$ 345,000	1200	660	7	1957	3	6713	N	N	8038 28TH AV NE
6	508140	0530	8/11/03	\$ 247,950	1200	0	7	1952	4	5100	N	N	2604 NE 75TH ST
6	044200	0070	9/10/03	\$ 300,000	1200	0	7	1947	3	5664	N	N	8239 41ST AV NE
6	921440	0200	6/10/02	\$ 272,000	1200	580	7	1947	3	6776	N	N	7259 28TH AV NE
6	639200	0740	8/13/03	\$ 275,000	1200	350	7	1960	3	5000	N	N	7747 37TH AV NE
6	565260	0185	5/14/02	\$ 407,000	1210	560	7	1923	4	10578	N	N	3225 NE 92ND ST
6	684470	3440	4/21/03	\$ 300,000	1210	650	7	1953	3	4080	N	N	3830 NE 92ND ST
6	507140	0560	11/17/02	\$ 239,000	1210	0	7	1953	3	6000	N	N	4233 NE 88TH ST
6	510140	4313	3/8/02	\$ 280,000	1210	280	7	1946	3	6815	N	N	2310 NE 94TH ST
6	151380	0122	7/5/03	\$ 290,000	1220	700	7	1978	3	8700	N	N	8308 RAVENNA AV NE
6	568350	0116	6/27/02	\$ 287,500	1220	0	7	1951	4	5457	N	N	7060 38TH AV NE
6	568350	0075	6/26/02	\$ 301,600	1220	820	7	1951	3	4770	N	N	7020 38TH AV NE
6	639200	0439	12/31/02	\$ 260,324	1220	1030	7	1951	3	5000	N	N	7510 36TH AV NE
6	740970	0025	8/12/02	\$ 305,650	1230	560	7	1960	3	4000	N	N	6841 32ND AV NE
6	043900	0480	7/24/03	\$ 282,000	1240	0	7	1951	3	6406	N	N	8625 29TH AV NE
6	565260	0235	5/22/02	\$ 353,000	1240	0	7	1928	4	10578	N	N	3242 NE 92ND ST
6	536320	0226	10/17/03	\$ 319,000	1240	350	7	1948	3	7604	N	N	3043 NE 89TH ST
6	742070	0010	6/11/03	\$ 279,950	1240	0	7	1927	4	8100	N	N	6820 40TH AV NE
6	797720	1070	3/17/03	\$ 280,000	1240	560	7	1950	3	4692	N	N	7530 32ND AV NE
6	797720	0005	12/30/03	\$ 244,850	1240	0	7	1941	3	9180	N	N	7756 30TH AV NE
6	507140	0485	8/26/03	\$ 375,000	1250	240	7	1958	3	6000	N	N	4049 NE 88TH ST
6	684470	0250	7/2/03	\$ 313,750	1250	600	7	1954	3	6630	N	N	3525 NE 94TH ST
6	684470	0985	6/9/03	\$ 265,000	1260	0	7	1954	3	5100	N	N	3520 NE 90TH ST
6	921290	0640	4/12/02	\$ 300,000	1260	290	7	1942	3	6000	N	N	3133 NE 82ND ST
6	043900	0035	7/28/03	\$ 305,000	1260	450	7	1958	3	5940	N	N	8720 25TH AV NE
6	797720	1510	10/25/02	\$ 380,000	1270	450	7	1945	4	5100	N	N	7736 33RD AV NE
6	507140	0425	7/3/03	\$ 339,000	1270	750	7	1957	3	6000	N	N	4017 NE 88TH ST
6	042504	9058	5/29/02	\$ 350,450	1270	1000	7	1958	4	5460	N	N	6524 26TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	639200	2045	10/13/03	\$ 306,000	1270	430	7	1955	3	7000	N	N	4014 NE 75TH ST
6	507140	0425	9/3/02	\$ 325,000	1270	750	7	1957	3	6000	N	N	4017 NE 88TH ST
6	797420	0937	5/13/03	\$ 287,500	1270	0	7	1950	4	5112	N	N	3610 NE 65TH ST
6	382070	0045	8/13/03	\$ 333,000	1290	600	7	1953	3	5243	N	N	6543 39TH AV NE
6	221550	0220	6/18/02	\$ 340,000	1290	290	7	1945	4	6360	N	N	8021 40TH AV NE
6	382070	0040	2/7/03	\$ 310,000	1290	590	7	1954	3	5243	N	N	6549 39TH AV NE
6	254570	0155	2/12/03	\$ 286,000	1290	270	7	1941	3	6464	N	N	2759 NE 89TH ST
6	921290	0505	5/1/03	\$ 388,000	1300	480	7	1942	3	6000	N	N	3131 NE 83RD ST
6	044400	0120	7/24/03	\$ 319,000	1300	0	7	1951	3	6120	N	N	4039 NE 87TH ST
6	507140	0440	2/21/03	\$ 335,000	1300	420	7	1955	3	6000	N	N	4023 NE 88TH ST
6	921490	0060	4/1/03	\$ 415,000	1310	420	7	1952	3	9125	N	N	7282 29TH AV NE
6	042504	9080	1/3/03	\$ 335,000	1320	880	7	1939	4	8044	N	N	7509 30TH AV NE
6	797420	0511	5/15/03	\$ 349,950	1330	0	7	1937	3	4300	N	N	7007 36TH AV NE
6	601550	0150	5/20/02	\$ 375,500	1330	270	7	1947	3	6000	N	N	8226 39TH AV NE
6	797420	0763	4/24/03	\$ 352,000	1330	300	7	1951	3	5106	N	N	6831 38TH AV NE
6	797420	0766	7/19/02	\$ 330,000	1330	280	7	1951	3	4995	N	N	6855 38TH AV NE
6	797720	1780	11/3/03	\$ 325,000	1340	280	7	1952	3	4080	N	N	3414 NE 77TH ST
6	044300	0115	10/20/03	\$ 375,000	1340	400	7	1950	3	9230	N	N	4308 NE 82ND ST
6	921440	0185	9/26/03	\$ 334,750	1350	540	7	1947	3	6059	N	N	2725 NE 75TH ST
6	684470	3161	8/12/02	\$ 333,000	1350	680	7	1955	3	5100	N	N	3823 NE 91ST ST
6	043900	0240	10/22/02	\$ 330,400	1350	360	7	1953	3	6240	N	N	8813 26TH AV NE
6	741020	0075	8/20/02	\$ 401,000	1360	0	7	1942	3	5376	N	N	6832 34TH AV NE
6	510140	2183	8/4/03	\$ 350,500	1360	830	7	1985	3	5190	N	N	8918 RAVENNA AV NE
6	510140	4354	8/27/02	\$ 318,500	1360	0	7	1940	5	5146	N	N	2350 NE 94TH ST
6	921440	0005	11/14/02	\$ 252,000	1370	200	7	1947	3	5184	N	N	2615 NE 75TH ST
6	043800	0135	11/18/03	\$ 370,000	1380	730	7	1958	3	6526	N	N	8028 28TH AV NE
6	043900	0105	10/23/03	\$ 347,500	1380	720	7	1963	3	4950	N	N	8326 25TH AV NE
6	684470	0425	3/26/02	\$ 299,950	1380	0	7	1948	3	6120	N	N	3515 NE 93RD ST
6	510140	2182	7/31/02	\$ 327,000	1380	870	7	1985	3	5803	N	N	2371 NE 90TH ST
6	521020	0228	4/24/03	\$ 380,000	1390	1000	7	1957	4	8400	N	N	4013 NE 95TH ST
6	044600	0095	5/14/03	\$ 310,500	1390	0	7	1950	4	5400	N	N	8050 42ND AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	741020	0205	2/7/03	\$ 389,500	1390	600	7	1939	5	5120	N	N	6818 32ND AV NE
6	639200	1530	6/5/02	\$ 355,000	1390	780	7	1950	3	6000	N	N	7703 39TH AV NE
6	601550	0200	11/4/02	\$ 320,000	1390	400	7	1946	3	6000	N	N	3914 NE 82ND ST
6	797720	0255	5/21/03	\$ 399,900	1410	340	7	1942	3	6120	Y	N	7542 30TH AV NE
6	797720	0140	6/18/02	\$ 338,500	1410	500	7	1951	3	5100	N	N	7725 31ST AV NE
6	436120	0135	10/16/03	\$ 340,000	1420	0	7	1947	3	4738	N	N	6802 37TH AV NE
6	885300	0045	2/10/03	\$ 315,000	1420	0	7	1950	4	5916	N	N	8003 44TH AV NE
6	639200	1588	9/24/03	\$ 289,950	1420	0	7	1950	3	4700	N	N	7756 38TH AV NE
6	254570	0185	11/3/03	\$ 375,000	1430	1430	7	1995	3	6262	N	N	2732 NE 88TH ST
6	565260	0190	9/16/02	\$ 329,000	1440	0	7	1925	3	10578	N	N	3233 NE 92ND ST
6	740970	0555	6/23/03	\$ 337,000	1440	0	7	1924	4	4500	N	N	6522 30TH AV NE
6	543030	0160	5/29/03	\$ 362,500	1440	0	7	1913	4	7620	N	N	7308 38TH AV NE
6	684470	0525	6/3/02	\$ 300,000	1440	0	7	1948	3	7650	N	N	3542 NE 92ND ST
6	921290	0460	6/18/03	\$ 390,000	1450	140	7	1942	3	6000	N	N	3152 NE 83RD ST
6	921290	0460	7/22/02	\$ 375,000	1450	140	7	1942	3	6000	N	N	3152 NE 83RD ST
6	921440	0445	10/14/02	\$ 375,000	1450	0	7	1947	3	7062	N	N	7002 28TH AV NE
6	043800	0195	3/22/02	\$ 380,000	1460	500	7	1958	4	6120	N	N	8011 30TH AV NE
6	601550	0060	6/11/03	\$ 425,000	1470	0	7	1947	4	6000	N	N	8222 38TH AV NE
6	151380	0130	11/4/03	\$ 254,100	1470	0	7	1951	4	5300	N	N	2501 NE 83RD ST
6	639200	4020	12/17/02	\$ 365,000	1480	0	7	1948	3	6300	N	N	7740 44TH AV NE
6	043800	0170	9/3/03	\$ 408,000	1490	1010	7	1958	3	6380	Y	N	8041 30TH AV NE
6	769710	0060	7/10/02	\$ 309,000	1490	0	7	1946	3	5910	N	N	3045 NE 86TH ST
6	639200	0750	7/9/02	\$ 285,900	1490	0	7	1992	3	3000	N	N	7741 37TH AV NE
6	684470	3060	9/10/02	\$ 299,000	1490	580	7	1952	3	6936	N	N	3842 NE 90TH ST
6	797720	1930	5/7/02	\$ 275,000	1500	0	7	1946	3	5100	N	N	7517 35TH AV NE
6	740970	0105	6/7/02	\$ 332,000	1500	120	7	1928	3	4000	N	N	6838 31ST AV NE
6	044200	0215	3/13/03	\$ 419,000	1510	520	7	1948	4	5664	N	N	8244 42ND AV NE
6	510140	2130	1/8/02	\$ 290,000	1510	350	7	1945	4	6150	N	N	8804 RAVENNA AV NE
6	043900	0115	9/27/02	\$ 335,500	1510	1050	7	1960	4	5940	N	N	8809 25TH PL NE
6	684470	2845	4/18/02	\$ 360,000	1520	660	7	1997	3	3060	N	N	3836 NE 89TH ST
6	536320	0169	2/24/03	\$ 359,900	1530	0	7	1952	4	5100	N	N	3047 NE 87TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	390810	0035	1/23/03	\$ 269,000	1530	0	7	1951	3	5940	N	N	3707 NE 74TH PL
6	536320	0183	1/14/02	\$ 353,000	1550	0	7	1954	4	8568	N	N	3025 NE 87TH ST
6	684470	2360	8/25/03	\$ 339,950	1550	450	7	1959	3	7140	N	N	3819 NE 87TH ST
6	684470	2655	10/4/02	\$ 267,500	1550	0	7	1984	3	3060	N	N	3840 NE 88TH ST
6	271060	0020	12/2/03	\$ 349,000	1560	0	7	1947	3	5304	N	N	6519 40TH AV NE
6	684470	3320	7/17/02	\$ 296,000	1570	0	7	1951	3	6120	N	N	3843 NE 92ND ST
6	221550	0185	10/24/03	\$ 428,900	1580	0	7	1945	3	6000	N	N	8014 39TH AV NE
6	254570	0045	7/23/03	\$ 302,500	1580	0	7	1950	3	6758	N	N	2747 NE 90TH ST
6	127930	0080	4/5/02	\$ 345,000	1610	400	7	1947	5	5000	N	N	6512 28TH AV NE
6	684470	1480	7/15/02	\$ 315,000	1620	440	7	1946	4	5100	N	N	3555 NE 88TH ST
6	684470	2850	7/29/03	\$ 320,000	1630	0	7	1985	3	3060	N	N	3840 NE 89TH ST
6	043900	0300	11/13/03	\$ 351,000	1640	0	7	1951	4	6000	N	N	8817 27TH AV NE
6	042504	9142	4/25/02	\$ 330,000	1680	720	7	1950	3	5500	N	N	6525 27TH AV NE
6	565260	0786	10/31/02	\$ 390,000	1690	0	7	1924	4	10306	N	N	2717 NE 91ST ST
6	044600	0140	10/22/02	\$ 326,000	1740	0	7	1950	3	5400	N	N	8033 43RD AV NE
6	639200	1960	8/8/03	\$ 319,000	1750	0	7	1955	3	6000	N	N	7526 40TH AV NE
6	921290	0595	11/4/02	\$ 393,000	1780	300	7	1963	3	6868	N	N	3164 NE 82ND ST
6	043800	0050	3/4/02	\$ 437,500	1780	920	7	1954	5	7084	N	N	8057 28TH AV NE
6	921290	0390	6/19/03	\$ 450,000	1790	0	7	1942	4	6000	N	N	3147 NE 84TH ST
6	684470	3750	9/9/03	\$ 455,000	1800	0	7	1950	3	6120	N	N	3809 NE 94TH ST
6	536320	0256	6/25/03	\$ 389,000	1820	0	7	1952	3	7271	N	N	8911 32ND AV NE
6	921290	0830	8/25/03	\$ 441,000	1840	0	7	1942	3	6000	N	N	3114 NE 80TH ST
6	565260	0740	1/13/03	\$ 319,000	1840	120	7	1936	3	9990	N	N	3037 NE 91ST ST
6	684470	2310	8/13/02	\$ 299,000	1870	0	7	1941	5	6120	N	N	3841 NE 87TH ST
6	043900	0450	9/17/03	\$ 465,000	1880	0	7	1999	3	6403	N	N	8605 30TH AV NE
6	044400	0249	10/22/03	\$ 357,000	1890	0	7	1950	3	7600	N	N	4045 NE 86TH ST
6	639200	1900	12/18/02	\$ 275,296	1910	0	7	1950	3	6000	N	N	7503 40TH AV NE
6	521020	0137	11/4/03	\$ 313,000	1950	0	7	1959	3	8550	N	N	4229 NE 94TH ST
6	332750	0045	9/24/03	\$ 700,000	1990	1050	7	1947	3	16714	Y	N	8301 28TH AV NE
6	271060	0015	1/14/02	\$ 337,500	2000	0	7	1947	4	5304	N	N	6513 40TH AV NE
6	565260	1440	8/2/02	\$ 340,000	2100	0	7	1957	4	9320	N	N	9012 25TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	684470	2350	9/23/03	\$ 433,500	2200	0	7	1992	3	4590	N	N	3811 NE 87TH ST
6	684470	2345	12/1/02	\$ 347,000	2210	0	7	1992	3	3060	N	N	3807 NE 87TH ST
6	639200	2593	2/10/03	\$ 347,000	1060	800	8	1979	3	6000	N	N	7500 41ST AV NE
6	043000	0045	9/8/02	\$ 426,750	1090	250	8	1953	3	5546	N	N	4222 NE 72ND ST
6	038100	0010	11/19/03	\$ 321,000	1130	540	8	1955	3	5605	N	N	4009 NE 70TH ST
6	043100	0100	10/8/03	\$ 349,000	1150	800	8	1955	3	5130	N	N	6547 37TH AV NE
6	043500	0025	6/18/02	\$ 330,000	1150	480	8	1950	3	7020	N	N	6538 43RD AV NE
6	038100	0115	11/18/02	\$ 330,000	1150	800	8	1952	3	7590	N	N	6837 43RD AV NE
6	043400	0015	3/18/02	\$ 311,500	1160	250	8	1951	3	7020	N	N	6548 40TH AV NE
6	043000	0120	6/17/03	\$ 324,000	1210	0	8	1953	3	5724	N	N	4017 NE 72ND ST
6	043500	0100	6/25/02	\$ 350,000	1220	550	8	1950	3	6615	N	N	6536 44TH AV NE
6	227900	0010	6/19/03	\$ 419,000	1230	650	8	1950	3	8400	N	N	7017 31ST AV NE
6	568300	0083	11/6/03	\$ 344,750	1230	0	8	1949	3	4725	N	N	4406 NE 65TH ST
6	278040	0065	11/18/03	\$ 330,000	1230	970	8	1972	3	6832	N	N	7045 40TH AV NE
6	921540	0371	9/9/03	\$ 357,000	1240	350	8	1958	3	6720	N	N	7006 26TH AV NE
6	921440	0050	8/5/03	\$ 394,500	1280	220	8	1957	3	5724	N	N	7229 27TH AV NE
6	038100	0170	2/13/02	\$ 330,000	1300	300	8	1951	3	5940	N	N	6802 43RD AV NE
6	740970	0015	5/2/03	\$ 467,700	1310	750	8	1929	4	4000	N	N	6849 32ND AV NE
6	151660	0060	11/18/03	\$ 375,000	1320	290	8	1963	3	6138	N	N	7027 39TH AV NE
6	043100	0105	9/13/02	\$ 335,000	1320	850	8	1955	3	5049	N	N	6553 37TH AV NE
6	043100	0110	5/22/03	\$ 380,000	1340	700	8	1955	3	5304	N	N	6557 37TH AV NE
6	043100	0110	10/22/03	\$ 380,000	1340	700	8	1955	3	5304	N	N	6557 37TH AV NE
6	565260	0636	12/23/02	\$ 340,000	1350	930	8	1957	3	4015	N	N	9115 32ND AV NE
6	684470	3430	12/30/02	\$ 319,950	1350	680	8	1952	3	6120	N	N	3826 NE 92ND ST
6	043920	0015	2/13/02	\$ 379,000	1360	940	8	1959	3	7200	N	N	7744 29TH AV NE
6	521020	0288	12/16/03	\$ 330,000	1380	800	8	1959	3	6000	N	N	9230 41ST AV NE
6	043150	0370	5/15/03	\$ 446,000	1390	740	8	1956	3	8618	N	N	7145 45TH AV NE
6	043150	0090	9/30/03	\$ 424,950	1400	830	8	1956	3	6405	N	N	4408 NE 74TH ST
6	043150	0225	3/5/02	\$ 417,500	1430	1020	8	1956	4	6200	N	N	4251 NE 74TH ST
6	521020	0210	7/3/02	\$ 291,000	1450	1020	8	1945	3	12000	N	N	4035 NE 95TH ST
6	639200	2905	1/13/03	\$ 382,500	1460	1050	8	1978	4	6000	N	N	7538 42ND AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	038100	0360	10/25/02	\$ 405,000	1470	0	8	1953	4	6380	N	N	4416 NE 68TH ST
6	639200	2591	11/10/03	\$ 425,000	1470	420	8	1978	3	6000	N	N	7510 41ST AV NE
6	043150	0050	11/14/03	\$ 320,000	1480	0	8	1958	3	7015	N	N	4313 NE 75TH ST
6	740970	0746	6/12/02	\$ 270,000	1500	0	8	1927	3	3773	N	N	3112 NE 65TH ST
6	043150	0205	7/28/02	\$ 375,000	1520	0	8	1954	3	6386	N	N	4256 NE 73RD ST
6	043150	0095	3/27/02	\$ 419,000	1520	840	8	1957	4	6405	N	N	4272 NE 74TH ST
6	151660	0100	4/22/02	\$ 395,000	1530	630	8	1964	3	6800	N	N	7003 39TH AV NE
6	565260	0367	6/4/02	\$ 317,000	1530	0	8	1986	3	4495	N	N	9416 32ND AV NE
6	142400	0040	10/3/02	\$ 503,000	1540	1400	8	1968	4	8778	N	N	4226 NE 89TH ST
6	797420	0782	7/8/03	\$ 372,000	1540	700	8	1953	3	7800	N	N	6857 40TH AV NE
6	038100	0150	5/15/03	\$ 482,650	1560	730	8	1952	4	5841	N	N	6826 43RD AV NE
6	043150	0130	5/1/03	\$ 439,000	1560	290	8	1958	3	6405	N	N	4226 NE 74TH ST
6	038100	0055	7/23/02	\$ 326,500	1560	0	8	1953	3	7150	N	N	6831 42ND AV NE
6	043900	0210	6/17/02	\$ 466,000	1570	910	8	1998	3	6000	N	N	8501 27TH AV NE
6	797720	0380	1/28/03	\$ 315,000	1570	310	8	1949	3	7956	N	N	7505 31ST AV NE
6	565260	1230	1/4/02	\$ 358,000	1570	200	8	1995	3	10721	N	N	2518 NE 92ND ST
6	507140	0205	6/13/03	\$ 460,000	1580	820	8	1956	3	9434	N	N	8818 40TH AV NE
6	043150	0035	3/21/02	\$ 332,500	1590	0	8	1960	4	7015	N	N	4241 NE 75TH ST
6	536320	0139	10/27/03	\$ 384,950	1670	0	8	1948	5	6120	N	N	3217 NE 86TH ST
6	043150	0135	6/20/02	\$ 457,000	1710	360	8	1958	3	6405	N	N	4222 NE 74TH ST
6	043150	0195	9/5/03	\$ 455,000	1720	810	8	1957	4	6386	N	N	4244 NE 73RD ST
6	536320	0018	12/11/02	\$ 535,000	1730	0	8	1951	3	9329	N	N	3241 NE 90TH ST
6	342604	9168	7/2/03	\$ 477,000	1730	950	8	1958	3	12000	Y	N	8611 45TH AV NE
6	038100	0165	4/4/02	\$ 450,000	1750	860	8	1951	4	5841	N	N	6808 43RD AV NE
6	043150	0070	12/4/02	\$ 380,000	1750	1750	8	1957	3	7015	N	N	4411 NE 75TH ST
6	042504	9131	2/27/02	\$ 420,000	1770	400	8	1952	4	5500	N	N	6541 29TH AV NE
6	507140	0380	5/9/02	\$ 371,000	1860	500	8	1978	3	6000	N	N	4018 NE 88TH ST
6	639200	3935	5/9/02	\$ 360,000	1880	0	8	1951	4	7800	N	N	7755 45TH AV NE
6	043500	0035	8/4/03	\$ 415,000	1900	240	8	1950	3	6750	N	N	6557 44TH AV NE
6	565260	0915	7/9/02	\$ 475,000	1930	0	8	1932	4	10684	N	N	2700 NE 91ST ST
6	740970	0155	7/25/02	\$ 420,000	1930	1010	8	1928	4	5100	N	N	6857 31ST AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	510140	2445	4/25/02	\$ 360,000	1950	0	8	1965	3	15950	N	N	2339 NE 91ST ST
6	043900	0660	3/28/03	\$ 272,000	1960	0	8	1953	3	7707	N	N	2703 NE 86TH ST
6	043150	0275	4/3/03	\$ 394,500	2020	0	8	1957	4	8184	N	N	4021 NE 73RD ST
6	684470	1715	6/18/03	\$ 502,525	2030	0	8	2003	3	3999	N	N	3548 NE 86TH ST
6	684470	1720	12/17/03	\$ 483,650	2030	0	8	2003	3	3999	N	N	3550 NE 86TH ST
6	536320	0255	7/23/03	\$ 435,000	2070	170	8	1940	3	8674	N	N	8901 32ND AV NE
6	020850	0120	9/18/03	\$ 485,000	2100	0	8	1966	3	6099	N	N	6826 38TH AV NE
6	038100	0335	8/8/02	\$ 461,000	2150	450	8	1953	3	5985	N	N	6810 44TH PL NE
6	565260	0091	6/10/02	\$ 420,000	2490	0	8	2001	3	5418	N	N	9115 35TH AV NE
6	565260	0090	9/17/02	\$ 408,000	2490	0	8	2001	3	6605	N	N	9115 35TH AV NE
6	924490	0120	7/10/03	\$ 490,000	2530	0	8	1955	3	14400	N	N	8045 45TH AV NE
6	639200	2796	3/26/02	\$ 460,000	2650	0	8	1979	4	6000	N	N	7526 42ND AV NE
6	507140	0990	6/5/03	\$ 799,000	2860	770	8	2002	3	7500	Y	N	4411 NE 90TH ST
6	521020	0455	10/21/03	\$ 712,700	2950	690	8	2003	3	8000	Y	N	9019 45TH AV NE
6	038100	0125	11/13/02	\$ 327,500	1760	0	9	1953	3	6336	N	N	4301 NE 70TH ST
6	639200	3980	7/15/02	\$ 605,000	2200	1500	9	1951	3	12870	N	N	7737 45TH AV NE
6	639200	3645	5/23/02	\$ 633,000	2450	870	9	2002	3	5000	N	N	7529 45TH AV NE
6	639200	3647	7/23/02	\$ 666,000	2470	870	9	2002	3	5000	N	N	7527 45TH AV NE
6	639200	3650	10/24/02	\$ 649,000	2520	730	9	2002	3	5000	N	N	7523 45TH AV NE
6	684470	2580	11/18/02	\$ 580,000	2548	0	9	2002	3	5100	N	N	3825 NE 88TH ST
6	536320	0052	2/14/02	\$ 495,000	2590	0	9	2001	3	7778	N	N	3249 NE 89TH ST
6	684470	2130	3/6/03	\$ 580,000	2690	0	9	2003	3	6120	N	N	3855 NE 86TH ST
6	549920	0095	6/24/03	\$ 600,000	2800	0	9	2001	3	3800	N	N	7045 34TH AV NE
6	549920	0095	1/2/02	\$ 525,000	2800	0	9	2001	3	3800	N	N	7045 34TH AV NE
6	565260	0784	4/2/03	\$ 570,000	2820	0	9	1998	3	7454	N	N	2715 NE 91ST ST
6	565260	0292	2/25/03	\$ 550,000	2840	0	9	2002	3	7336	N	N	3239 NE 94TH ST
6	565260	0625	5/15/02	\$ 593,000	2880	0	9	1998	3	9901	N	N	3039 NE 92ND ST
6	565260	0828	9/17/02	\$ 582,500	2990	0	9	2002	3	6039	N	N	9010 27TH AV NE
6	565260	0290	2/28/03	\$ 572,950	3200	0	9	2002	3	7336	N	N	3235 NE 94TH ST
6	639200	3100	12/15/03	\$ 602,000	3310	0	9	1984	3	6000	N	N	7756 43RD AV NE
6	508140	0582	3/4/03	\$ 635,000	2230	820	10	2002	3	4971	N	N	2715 NE 77TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 45**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	508140	0580	11/21/03	\$ 630,000	2230	820	10	2002	3	5000	N	N	7551 28TH AV NE
6	508140	0581	3/31/03	\$ 624,950	2230	820	10	2002	3	4972	N	N	2719 NE 77TH ST
6	508140	0580	4/20/03	\$ 624,950	2230	820	10	2002	3	5000	N	N	7551 28TH AV NE
6	924490	0015	5/23/03	\$ 743,000	2310	0	10	2002	3	16410	Y	N	8245 45TH AV NE

**Improved Sales Removed from this Annual Update Analysis**

**Area 45**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	092504	9197	12/22/03	\$ 78,949	RELATED PARTY, FRIEND, OR NEIGHBOR
2	092504	9223	9/5/02	\$ 240,000	DOR Ratio
2	092504	9246	4/8/02	\$ 159,000	NO MARKET EXPOSURE
2	092504	9320	5/6/02	\$ 25,000	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
2	186890	1465	4/4/03	\$ 325,000	Unfinished Area
2	186890	1575	3/24/03	\$ 262,000	Limited Representation
2	186890	1650	11/18/02	\$ 66,802	QUIT CLAIM DEED; DOR Ratio
2	186890	2053	7/30/03	\$ 67,207	QUIT CLAIM DEED; DOR Ratio
2	186890	2061	1/29/03	\$ 248,000	NO MARKET EXPOSURE
2	186890	2715	5/6/03	\$ 225,000	TEAR DOWN
2	186990	0145	3/11/02	\$ 343,000	Unfinished Area
2	186990	0165	10/8/02	\$ 336,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	187040	0045	3/15/02	\$ 148,665	EXEMPT FROM EXCISE TAX; DOR Ratio
2	187040	0735	7/22/02	\$ 285,000	NON-REPRESENTATIVE SALE
2	187040	0735	2/10/03	\$ 450,000	Property assessed is different than property sold
2	187040	0815	3/28/03	\$ 615,000	Diagnostic Outlier
2	243620	0080	5/13/03	\$ 341,000	Unfinished Area
2	243620	0220	3/26/02	\$ 190,000	DOR Ratio
2	243620	0420	3/18/02	\$ 291,000	Diagnostic Outlier
2	243620	0550	10/1/03	\$ 265,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	243620	0595	7/20/02	\$ 235,250	NO MARKET EXPOSURE
2	243620	0670	10/30/03	\$ 425,000	NO MARKET EXPOSURE
2	342360	0045	10/11/02	\$ 184,512	RELATED PARTY, FRIEND, OR NEIGHBOR
2	717120	0245	10/24/02	\$ 145,500	QUIT CLAIM DEED; DOR Ratio
2	717120	0395	1/24/02	\$ 385,000	Diagnostic Outlier
2	882790	0560	6/21/02	\$ 420,000	NO MARKET EXPOSURE
2	882790	0995	12/27/02	\$ 250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	882790	1115	8/27/03	\$ 740,000	Diagnostic Outlier
2	919120	0465	9/9/02	\$ 345,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	919120	1270	8/21/02	\$ 310,000	Diagnostic Outlier
3	152030	0050	9/26/02	\$ 300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	243670	1125	9/11/03	\$ 440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	318210	0200	1/2/03	\$ 297,000	NO MARKET EXPOSURE
3	607950	0345	8/20/03	\$ 320,000	Property assessed is different than property sold
3	633800	0062	10/6/03	\$ 290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	633800	0113	6/21/02	\$ 301,950	TEAR DOWN
3	633800	0190	9/5/02	\$ 28,474	QUIT CLAIM DEED; DOR Ratio
3	633800	0195	6/4/03	\$ 318,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	633800	0290	2/25/03	\$ 195,000	DOR Ratio
3	881540	0311	10/24/02	\$ 267,000	Obsol; DOR Ratio
3	881540	0465	6/15/03	\$ 370,000	EASEMENT OR RIGHT-OF-WAY
3	881540	0795	6/25/02	\$ 362,000	Active Permit Before Sale >25K
3	881540	1070	2/21/03	\$ 210,000	TEAR DOWN
3	881540	1135	12/9/02	\$ 470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	881540	1140	2/3/03	\$ 320,000	Obsol
3	881540	1225	7/9/03	\$ 247,000	TEAR DOWN

***Improved Sales Removed from this Annual Update Analysis***

**Area 45**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	881540	1235	1/11/02	\$ 525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	881990	0085	6/6/03	\$ 236,038	QUIT CLAIM DEED
3	881990	0250	8/23/02	\$ 275,000	Imp Count
3	881990	0580	4/4/03	\$ 313,000	SEGREGATION AND/OR MERGER
3	881990	0580	8/21/03	\$ 319,000	TEAR DOWN
3	881990	1040	11/14/02	\$ 342,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	881990	1130	5/23/02	\$ 375,000	Diagnostic Outlier
6	038100	0050	10/6/03	\$ 450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	042504	9003	12/12/02	\$ 350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	042504	9073	6/5/03	\$ 175,000	Questionable data
6	043000	0250	1/16/02	\$ 265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	043100	0055	7/18/02	\$ 339,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	043100	0135	12/13/03	\$ 372,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	043150	0170	3/28/02	\$ 425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	043400	0005	6/4/03	\$ 103,507	RELATED PARTY, FRIEND, OR NEIGHBOR
6	043800	0030	1/29/02	\$ 380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	043800	0190	4/22/02	\$ 103,750	PARTIAL INTEREST (103, 102, Etc.)
6	043900	0105	10/28/02	\$ 120,996	QUIT CLAIM DEED; DOR Ratio
6	043900	0510	11/23/02	\$ 50,190	RELATED PARTY, FRIEND, OR NEIGHBOR
6	044200	0115	5/15/02	\$ 296,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	044300	0010	4/30/03	\$ 306,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	044300	0040	1/21/03	\$ 316,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	044300	0080	10/16/03	\$ 380,000	Open Space
6	044400	0065	7/31/02	\$ 357,500	Obsol
6	044400	0075	12/19/02	\$ 330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	044400	0105	7/8/02	\$ 26,767	QUIT CLAIM DEED; DOR Ratio
6	044400	0105	3/31/03	\$ 21,693	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
6	044400	0229	1/3/03	\$ 48,500	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
6	221550	0165	6/8/03	\$ 390,000	RELOCATION - SALE BY SERVICE
6	221550	0165	6/8/03	\$ 390,000	RELOCATION - SALE TO SERVICE
6	329080	0175	6/10/02	\$ 295,000	NON-REPRESENTATIVE SALE
6	332750	0035	2/1/03	\$ 320,000	Diagnostic Outlier
6	332750	0060	7/7/03	\$ 14,434	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
6	369290	0105	2/21/03	\$ 239,950	Previous Imp<=10K
6	436120	0075	4/7/03	\$ 230,000	Unfinished Area
6	508140	0395	5/22/03	\$ 180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	508140	0600	8/16/02	\$ 350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	0720	10/9/02	\$ 415,000	NO MARKET EXPOSURE
6	510140	2480	9/23/03	\$ 287,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	510140	2480	10/27/03	\$ 315,000	NO MARKET EXPOSURE
6	510140	2490	1/7/03	\$ 218,000	Diagnostic Outlier
6	510140	2496	9/13/02	\$ 284,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	510140	4246	7/2/02	\$ 265,000	Unfinished area; Previous Imp<=10K
6	510140	4248	8/22/03	\$ 312,000	SEGREGATION AND/OR MERGER
6	510140	4278	10/30/03	\$ 301,000	Active Permit Before Sale >25K
6	510140	4282	10/2/03	\$ 315,000	Previous Imp<=10K

***Improved Sales Removed from this Annual Update Analysis***

**Area 45**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	510140	4282	5/8/03	\$ 220,000	Previous Imp<=10K
6	510140	4325	4/18/02	\$ 215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	518510	0026	4/10/02	\$ 366,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	521020	0216	6/30/03	\$ 440,000	RELOCATION - SALE BY SERVICE
6	521020	0216	6/30/03	\$ 440,000	RELOCATION - SALE TO SERVICE
6	521020	0298	9/30/02	\$ 322,950	Open Space
6	536320	0018	7/17/02	\$ 340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	536320	0127	4/21/03	\$ 239,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	536320	0129	2/15/02	\$ 200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	536320	0167	3/7/03	\$ 78,856	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
6	543030	0093	10/7/02	\$ 200,200	TEAR DOWN
6	543030	0100	9/23/02	\$ 177,000	NON-REPRESENTATIVE SALE
6	565260	0045	2/22/02	\$ 309,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	565260	0115	6/7/02	\$ 116,902	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
6	565260	0260	6/6/03	\$ 449,950	RELOCATION - SALE BY SERVICE
6	565260	0260	5/13/03	\$ 449,950	RELOCATION - SALE TO SERVICE
6	565260	0280	8/27/03	\$ 356,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	565260	0370	5/15/03	\$ 226,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	565260	0410	3/29/03	\$ 73,014	PARTIAL INTEREST (103, 102, Etc.); DOR Ratio
6	565260	0415	9/26/03	\$ 200,100	GOVERNMENT AGENCY
6	565260	0415	7/31/03	\$ 193,919	GOVERNMENT AGENCY
6	565260	0706	10/17/02	\$ 280,000	NON-REPRESENTATIVE SALE
6	565260	0930	8/8/02	\$ 329,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	565260	0953	10/9/02	\$ 285,000	Value chg by Board of Equalization
6	565260	1045	7/29/03	\$ 35,642	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
6	565260	1060	1/17/03	\$ 196,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	565260	1130	3/12/03	\$ 175,000	Previous Imp<=10K
6	565260	1166	3/26/03	\$ 307,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	565260	1256	6/25/03	\$ 255,000	NO MARKET EXPOSURE
6	565260	1440	11/7/03	\$ 265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	565260	1440	4/22/03	\$ 300,000	EXEMPT FROM EXCISE TAX
6	565310	0010	1/10/02	\$ 126,825	RELATED PARTY, FRIEND, OR NEIGHBOR
6	565310	0031	9/9/03	\$ 186,000	TEAR DOWN
6	565310	0151	5/17/02	\$ 155,000	Obsol; Prev Imp<=10K
6	604940	0075	5/3/02	\$ 256,000	NO MARKET EXPOSURE
6	639200	0560	1/30/03	\$ 145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	639200	1614	8/15/02	\$ 203,000	NO MARKET EXPOSURE
6	639200	1614	5/12/03	\$ 269,950	Property assessed is different than property sold
6	639200	2680	3/5/02	\$ 9,806	RELATED PARTY, FRIEND, OR NEIGHBOR
6	639200	3660	7/8/03	\$ 550,000	Diagnostic Outlier
6	676920	0045	6/24/03	\$ 338,000	QUESTIONABLE PER SALES IDENTIFICATION
6	684470	0280	8/23/02	\$ 338,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	684470	0280	8/23/02	\$ 338,000	RELOCATION - SALE BY SERVICE
6	684470	0475	12/8/03	\$ 7,500	DOR Ratio
6	684470	0505	12/9/03	\$ 20,000	DOR Ratio
6	684470	0515	8/13/03	\$ 296,100	Diagnostic Outlier

**Improved Sales Removed from this Annual Update Analysis**

**Area 45**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	684470	0575	8/21/03	\$ 200,000	Previous Imp<=10K
6	684470	0620	11/14/03	\$ 320,000	TEAR DOWN
6	684470	0914	3/12/03	\$ 226,900	BANKRUPTCY - RECEIVER OR TRUSTEE
6	684470	0945	10/28/03	\$ 225,241	EXEMPT FROM EXCISE TAX
6	684470	1510	11/14/02	\$ 126,656	QUIT CLAIM DEED; DOR Ratio
6	684470	1640	3/4/02	\$ 218,000	NON-REPRESENTATIVE SALE
6	684470	1720	1/22/02	\$ 20,000	PLOTTAGE; BUILDER OR DEVELOPER SALES
6	684470	1990	10/21/03	\$ 150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	684470	2130	7/31/02	\$ 215,000	DOR Ratio
6	684470	2320	5/23/02	\$ 269,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	684470	2490	11/24/03	\$ 297,000	Land is Accounting value
6	684470	2490	7/14/03	\$ 370,000	SEGREGATION AND/OR MERGER
6	684470	2870	4/4/02	\$ 124,087	RELATED PARTY, FRIEND, OR NEIGHBOR
6	684470	3161	9/18/03	\$ 156,569	QUIT CLAIM DEED; DOR Ratio
6	684470	3516	6/9/03	\$ 295,000	Unfinished Area
6	717630	0010	6/20/03	\$ 256,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	717630	0050	2/26/02	\$ 364,900	QUESTIONABLE PER SALES IDENTIFICATION
6	717630	0050	2/26/02	\$ 364,900	QUESTIONABLE PER SALES IDENTIFICATION
6	717630	0050	4/19/02	\$ 333,593	STATEMENT TO DOR
6	740970	0505	7/16/03	\$ 93,223	DOR Ratio
6	740970	0555	4/17/03	\$ 251,500	MULTI-PARCEL SALE
6	741020	0020	11/18/03	\$ 266,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	769710	0070	9/18/03	\$ 355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	792010	0084	11/18/03	\$ 210,330	1031 TRADE
6	797420	0771	7/25/02	\$ 358,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	797420	0930	10/17/03	\$ 319,000	Property assessed is different than property sold
6	797420	0934	6/3/02	\$ 385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	797720	0325	8/22/02	\$ 178,000	Previous Imp<=10K
6	797720	1555	4/16/02	\$ 312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	815660	0090	5/22/02	\$ 108,555	QUIT CLAIM DEED; DOR Ratio
6	885300	0005	2/21/03	\$ 260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	921290	0570	6/27/03	\$ 280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	921290	0775	7/29/02	\$ 303,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	921490	0145	2/23/03	\$ 59,283	QUIT CLAIM DEED; STATEMENT TO DOR
6	921540	0175	10/29/02	\$ 300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	924490	0224	3/13/02	\$ 295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



**King County**  
**Department of Assessments**  
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**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE:      January 31, 2004

TO:      Residential Appraisers

*Scott Noble*

FROM:      Scott Noble, Assessor

SUBJECT:    2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr